

Growing Griffith to 2045



Griffith Local Strategic Planning Statement

September 2020





Griffith is located in the heart of the Wiradjuri Nation – the largest nation of Aboriginal and Torres Strait Islander people in Australia.

Griffith City Council recognises Aboriginal people in the history and growth of Griffith and its surrounding villages. As such, Council acknowledges the Wiradjuri people as the traditional owners of the land and pays respect to Wiradjuri Elders past, present and future.

Griffith City Council also acknowledges the contribution made to this community by the many and diverse cultural groups that have greatly contributed to the social and economic wealth of this region.

Wiradjuri Elder, Aunty Gloria Goolagong

MESSAGE FROM THE MAYOR

As Mayor of the City of Griffith, it is my pleasure to present the Griffith Local Strategic Planning Statement (LSPS) – a 25 year vision and strategy for the land use future of our City. The LSPS builds on the comprehensive strategic planning initiatives which have informed Griffith's growth over the past 20 years. The LSPS also takes its themes and some priorities from Griffith's Community Strategic Plan – Guiding Griffith 2040. The LSPS was informed in consultation with community, landowners, key stakeholders and government agencies.

The City of Griffith is growing and Griffith City Council is working diligently to cater for this growth in a sustainable manner. The LSPS provides a vision for the future development and growth of Griffith and provides several opportunities for future development, protection of the environment, place making and livability. As a thriving regional centre identified in the Riverina Murray Regional Plan, Griffith must also provide the necessary services for people far beyond the Local Government Area boundaries including medical services, education, employment, commercial needs and transportation among others. As such, the LSPS has prioritised growth in these sectors including a vision to create a medical and education precinct.

I encourage residents, businesses, developers, community groups and other stakeholders to look to the LSPS to understand the future vision for Griffith's growth and to discuss how they can be a part of this growth with myself, my fellow Councillors and Council staff.

Cr John Dal Broi
Mayor



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INTRODUCTION

About the Local Strategic Planning Statement

The Griffith Local Strategic Planning Statement (LSPS) provides the land use planning vision for Griffith over the next 25 years. It highlights the characteristics that make Griffith special and outlines how growth and change will be managed into the future.

The LSPS identifies the strategic planning work, in the form of studies, strategies and plans which need to be completed to inform robust planning controls to ensure they protect and enhance the values and characteristics that matter to our community most.

The LSPS provides context and direction for land use decision making within the Griffith Local Government Area (LGA).

The Purpose of the LSPS is to:

- Provide a 25 year land use vision for Griffith
- Direct how future growth will occur
- Implement Council's Community Strategic Plan (CSP) – Guiding Griffith 2040 and the Riverina Murray Regional Plan
- Identify future strategic planning exercises that are required and the urgency to complete them
- Prioritise changes to planning controls and policies in the Griffith Local Environmental Plan 2014, Development Control Plan(s) and Council Policies

- Provide an easy to understand overview of the vision for Griffith's growth

The LSPS will provide overarching themes, planning priorities to support the achievement of the theme, strategies to support the priorities, actions to support the strategies and proposed methods and mechanisms to implement the actions.

The overarching LSPS themes are based on the themes in the CSP and include:

- Growing our city
- Value our environment
- Connectivity
- Love the lifestyle

The overarching themes have gained a high level of support from Councillors, the public and key stakeholders during community consultation.

These themes align closely with the Riverina Murray Regional Plan Goals:

- A growing and diverse economy
- A healthy environment with pristine waterways
- Efficient transport and infrastructure networks
- Strong connected and health communities.

The LSPS has been informed by guidance provided by government agencies and submissions received from landowners. A request for submissions from the public regarding the growth and planning of Griffith were requested as part of the Growing Griffith to 2045 Project, a comprehensive strategic planning exercise to amend Griffith's Land Use Strategy: Beyond

2030, amend the Griffith Local Environmental Plan 2014 (GLEP) and draft this LSPS. Submissions were welcomed in May and June 2020. The draft LSPS was prepared based on a thorough review of all submissions received from landowners and residents.

The draft LSPS was exhibited for public comment from 26 August – 23 September 2020. A total of 13 submissions were received. Where considered appropriate, the LSPS was amended taking into consideration the submissions received.

This LSPS has been prepared in accordance with clause 3.9 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) to include or identify the following:

- a) *the basis for strategic planning in the area, having regard to economic, social and environmental matters,*
- b) *the planning priorities for the area that are consistent with any strategic plan applying to the area and (subject to any such strategic plan) any applicable community strategic plan under section 402 of the Local Government Act 1993,*
- c) *the actions required to achieve those planning priorities*
- d) *the basis on which the council is to monitor and report on the implementation of those actions.*

The LSPS responds to CSP and it details strategic priorities identified by Council and the community and consolidates a range of land use planning and related initiatives that are already being undertaken or are planned to be undertaken by Council. It is closely linked to Council's GLEP, Development Control Plans (DCP), Contribution Plans and Development

Servicing Plans (DSP). This LSPS will also be used to inform updates to these and other key Council documents that relate to land use planning.

Policy Context

The LSPS also responds to several key strategic documents produced by the Federal and NSW State Governments and Council including:

- Building Momentum – State Infrastructure Strategy 2018-2038
- Future Transport Strategy 2056
- Riverina Murray Regional Plan

Each of these documents will be discussed later in the LSPS. The LSPS is also based on previous detailed strategic planning initiatives carried out by Council which has been producing land use strategies in various forms since the 1990's and was recognised in 2001 with an award from the Planning Institute of Australia for the Griffith Land Use Strategy which informed the 2002 GLEP. In 2013 Council reviewed the 2001 Land Use Strategy to prepare the existing Griffith Land Use Strategy: Beyond 2030. Recently, Council endorsed the Griffith Land Use Strategy 2019. Several of the strategies, planning priorities and actions in this LSPS are based on the recommendations and analysis in the Housing Strategy.

OUR VISION FOR GRIFFITH

“Griffith is a thriving regional capital with a vibrant lifestyle and diverse economy; embracing community, heritage, culture and the environment.”

The community vision for Griffith was established in the CSP. The vision is designed to encourage commitment to our future and a sense of common purpose and responsibility. It reflects the kind of community we will be in 2040. The concept of a regional capital is a Federal Government initiative and Griffith is currently recognised as the regional capital of Western Riverina. By 2040, Griffith aims to be a regional capital recognised in the Riverina Murray Regional Plan. This vision will be achieved partly through good land use planning and the implementation of this LSPS.

Overall, it is the people of our community that makes us unique from the rest. It is important the community vision contains quality of life prosperity and connectivity.

OUR VALUES

Our community values underpin the direction we will take to achieve the vision we have set. These same values will guide the way we work together as a community. On behalf of the community it represents, Council will be guided by the following principles:

Trust

We will ensure decisions are based on clear evidence and information. Through this process Council will be answerable to the communities and the people of Griffith.

Liveable

We will take care that our community's growth is ecologically sustainable to provide for future generations.

Fairness

We will ensure that services delivered to our community are appropriate, relevant and accessible.

Collaborative

We will actively involve the people of Griffith to contribute to planning the future of Griffith.

Partnership

We will work together with the community and other partners in business and government to achieve our vision for Griffith.

ABOUT GRIFFITH

The original inhabitants of the Griffith area are the Wiradjuri people. Hunter-gatherer groups that spoke the Wiradjuri group of dialects covered a very large territory before European arrival. At the start of irrigation in the early twentieth century, their descendants still lived in the region, though clustered in Aboriginal reserves which had no direct connection with the newly forming settlements of Griffith and Leeton. As the labour requirements increased at these places, some Aboriginal households - and later whole communities - moved from the camps at places such as Darlington Point and Condobolin into Griffith. Griffith City has therefore both an old and a new Aboriginal history.

The Griffith urban area was initially designed by the American architect, Walter Burley Griffin and his wife Marion Mahony Griffin, demonstrating on a reduced scale both the road system and aesthetics that created the planned city of Canberra (**Figure 1**). Griffith was initially designed to be a compact city for 30,000 people. However, businesses shunned the initial concentric design and opted to open businesses along the present main street, Banna Avenue, on cheaper lots closer to the railway station.

Griffith is just one of three Australian settlements designed by the Griffin's and therefore has important local, state and national heritage significance. While the Griffin's master plan for Griffith is still evident today, it is important to note that the rise of urban sprawl, the prioritisation of traffic movement and fragmentation of

retail services has weakened many of his initial concepts and ideals.

Griffith was formally proclaimed in 1916 and named after Arthur Hill Griffith (1861 – 1946), Minister for Public Works until 1915 and thereafter Minister of Public Instruction.

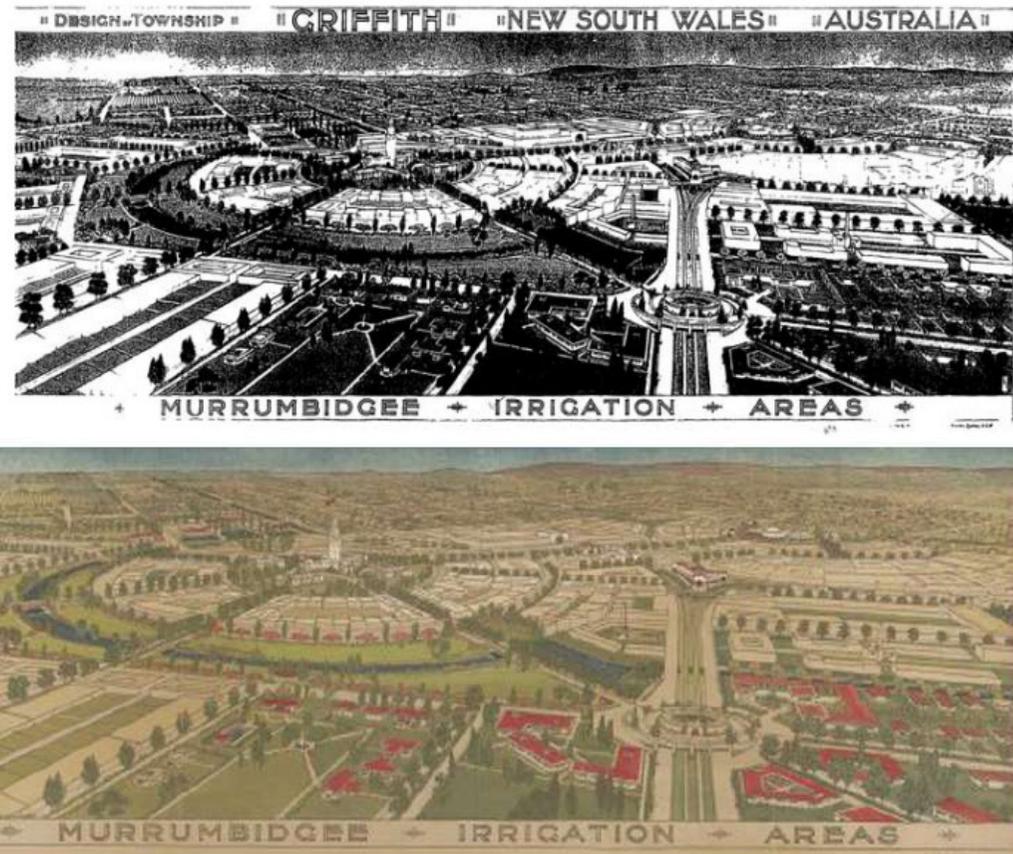


FIGURE 1: ORIGINAL PLANS OF GRIFFITH - WALTER AND MARION BURLEY GRIFFIN

GRIFFITH LOCAL STRATEGIC PLANNING STATEMENT

Griffith is now the regional centre of Western Riverina, a diverse and rich agricultural region of New South Wales, boasting major industries of rice, cotton, poultry, almonds, wine grapes, cereal production, manufacturing and food processing.

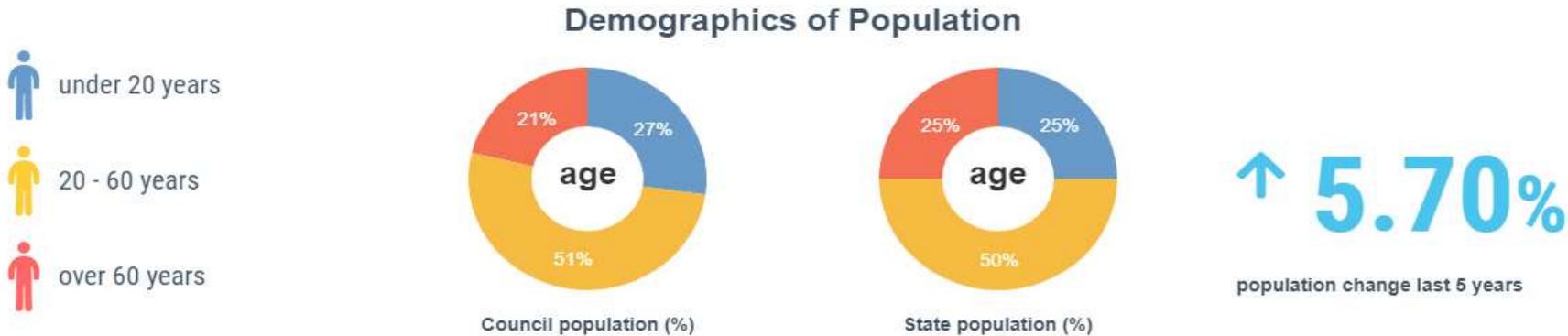
The key industries in Griffith are supported by sound transport infrastructure and a diverse skills base drawn from a population that has grown over recent decades. Griffith also has a youthful and culturally diverse population, and this is reflected in an energetic retail and service sector.

With a range of choices in education including University pathways and a cosmopolitan lifestyle, underpinned by vibrant arts, fine dining, boutique shopping and abundant sporting and leisure activities, Griffith has much to offer its residents.

The Griffith Local Government Area is made up of the city of Griffith and a number of villages including:

- Beelbangera (Population: 311)
- Bilbul (Population: 672)
- Hanwood (Population: 1,490)
- Lake Wyangan (Population: 901)
- Nericon (Population: 309)
- Tharbogang (Population: 676)
- Yenda (Population: 1,503)
- Yoogali (Population: 927)

Griffith's population is increasing. In the last five years, Griffith's population has increased by 5.7% and is expected to increase by on average 0.8% per year over the next 25 years.



148,830 hectares of Agricultural land	667 hectares of Open Spaces for recreation	7467 hectares of Environmentally protected land	2595 hectares of Residential land	1054 hectares of Industrial land	340 hectares of Business land	7367 hectares of Infrastructure land <small>(water storage and treatment, sewage storage and treatment, cemeteries, airport etc.)</small>
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OUR STRATEGIC CONTEXT



This LSPS sits within a framework of strategic and other plans but is mainly informed by the CSP and the Regional Plan. The LSPS will be instrumental in guiding amendments to the Griffith Local Environmental Plan and Development Control Plan(s) for the next 25 years.

Riverina Murray Regional Plan

"The Riverina Murray is one of the most significant locations for freight and logistics in Australia, with major intermodals and corridors servicing the eastern seaboard of Australia. With access to the Port of Melbourne, the region's producers have strong connections to export markets and will continue expand as the nation's food bowl. More housing and a greater choice in housing throughout the Riverina Murray will give communities greater flexibility to accommodate an ageing population and seasonal workers."

Griffith is identified as a regional centre in the Regional Plan. As a regional centre, the Regional Plan suggests Griffith will accommodate growth over the next 20 years and that *"investment in major services, facilities and industrial activity will distribute the benefits of growth across all centres in the region."*

Regional Plan - Community Snapshot – Griffith

Griffith is the focal point for population and housing growth in the west of the region. It provides higher-order services including for business, office and retail uses, arts, culture, and recreation and entertainment which support the needs of smaller settlements across the region's north and north-west. It had a population of 25,986 in 2015 and provides services to a wide catchment of approximately 50,000 people through its base hospital, St Vincent's Private Community Hospital, tertiary education services and major regional airport.

Griffith is home to several wineries, has one of the largest TAFE campuses in the Riverina and is the regional city servicing the vast Murrumbidgee Irrigation Area.

Griffith contributed an estimated \$1.3 billion to the region's gross regional product in 2013, with strong employment growth occurring in the transport, machinery equipment manufacturing and food product manufacturing sectors.

Opportunities exist to support innovation and investment in value-adding, development of food and agritourism, and to encourage manufacturing.

- Support the delivery of residential release areas, including at Lake Wyangan, and Griffith North, and at Hanwood and Yenda in Griffith, and increase the range of housing options in existing urban areas.
- Support industrial land development, including at Tharbogang in Griffith, and protect industrial areas from incompatible land uses.
- Support the establishment of a health precinct around Griffith Base Hospital and St Vincent's Private Community Hospital.



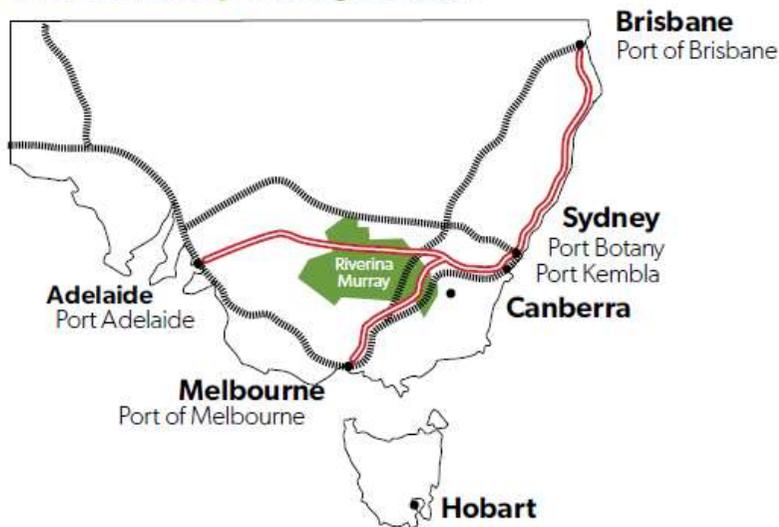
GRIFFITH LOCAL STRATEGIC PLANNING STATEMENT

Regional Plan Directions and Priorities Specific to Griffith

The Regional Plan contains several priorities which are centred around or are applicable to Griffith:

- The development of freight hubs and intermodal facilities, such as the Western Riverina Intermodal Freight Terminal located between Griffith and Leeton, have the potential to reshape the way freight is moved – particularly with the potential from the Melbourne to Brisbane Inland Rail.

Riverina Murray's Strategic Location



- Establish health precincts around hospitals in the regional cities of Albury, Wagga Wagga and Griffith.
 - Promote development of mixed-use facilities and precincts for research and accommodation, to meet the needs of the health and aged care service sectors.
- Promote development of education precincts around universities and education facilities to facilitate specialisation in rural studies and cater for increasing interest from international students.
- Protect airports from the encroachment of incompatible development, including airports in Wagga Wagga, Albury, Griffith and Narrandera.
- Albury, Wagga Wagga and Griffith are expected to play an important role in catering for housing demand. Opportunities for higher-density development should be encouraged near town centres to take advantage of existing services. Local centres will also have an ongoing need to provide housing choice.

OUR LOCAL PROFILE

Our population is expected to grow by about 24% from 26,426 in 2016 to 32,776 in 2045. Parents and homebuyers aged between 35 to 49 will represent the largest population increase of any age group increasing by 20%. The number of retirees aged over 65 is expected to increase by around 18%.

Population growth is expected to be largely focused on Griffith and the villages. Large population increases are expected in Lake Wyangan and Collina due to the development of key growth areas. Less population increases are forecast for the other villages, which should be addressed through master planning and promoting growth in Hanwood, Yoogali and Yenda.

Griffith has a Gross Regional Product of over \$1.6 billion and the largest industry is manufacturing. Nearly 14,000 residents in Griffith are employed and the unemployment rate is 3.1% which is well below the state average of 4.6% and the Australian average of 5.2%. 92.8 % of the working population in Griffith both live and work in the LGA.

OUR PEOPLE

Median Age – 37 (NSW – 38)

Family Households – 70.4% (NSW – 72%)

Lone Person Households – 25.9% (NSW – 24.4 %)

Italian Ancestry – 25% (NSW – 3.2%)

Indian Ancestry – 4.9 % (NSW – 1.9%)

Homeowners – 58.9% (NSW – 64.5%)

Renters – 36.1% (NSW 31.8%)

Median Rent - \$230 / week (NSW - \$380 / week)

Median Weekly Income (Personal) - \$670 (NSW - \$664)

Median Weekly Income (Family) - \$1,519 (NSW - \$1780)

Work over 35 hours a week - 65.5% (NSW – 63.2%)

Average person's / household – 2.7 (NSW – 2.6)

Forecast population

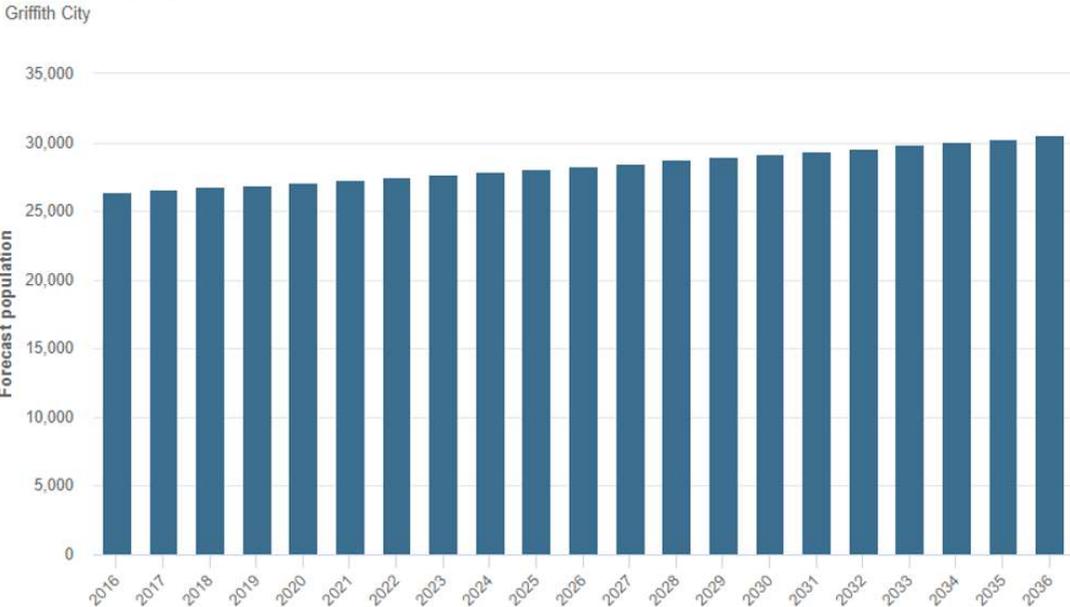


FIGURE 2: GRIFFITH POPULATION PROJECTIONS (SOURCE .ID CONSULTING, 2020)

GRIFFITH LOCAL STRATEGIC PLANNING STATEMENT

Occupation

Type	% Griffith	% NSW
Labourers	19.8%	8.8%
Professionals	14.2%	23.6%
Technicians and Trades Workers	13.9%	12.7%
Managers	12.4%	13.5%
Clerical and Admin	11.3%	13.8%
Sales	10.4%	9.2%
Community and Personal Service Workers	9.5%	10.4%
Machinery Operators and Drivers	6.7%	6.3%

Industries

Type	% Griffith	% NSW
Poultry Processing	8.2%	0.1%
Wine	5.7%	0.1%
Health	3.1%	3.5%
Supermarket	2.8%	2.2%
Secondary Education	2.4%	1.7%

Internet Connection

Internet not accessible from dwelling – 24.7% (NSW – 14.7%)

Internet accessed from dwelling – 71.2% (NSW – 82.5%)

Vehicles

# of Vehicles / dwelling	% Griffith	% NSW
None	33.7%	36.3%
1	37.2%	34.1%
2	37.2%	16.7%
3 or more	17%	3.7%

Dwelling Type

	% Griffith	% NSW
Single dwelling	79.2%	66.4%
Semi-detached	6.3%	12.2%
Flat or apartment	12.8%	19.9%
other	1.2%	0.9%

Dwelling – Number of Bedrooms

	% Griffith	% NSW
1 bedroom	3.8%	6%
2 bedroom	16.3%	22.2%
3 bedroom	44%	37.2%
4 or more bedroom	31.7%	31.3%
Average Number of Bedrooms / Dwelling	3.1	3

Language (Other than English)

	% Griffith	% NSW
Italian	7.7%	1%
Punjabi	3.3%	0.4%
Samoan	1%	0.2%
Gujarati	1%	0.3%
Mandarin	0.9%	3.2%

Religion

	% Griffith	% NSW
Catholic	39.4%	24.7%
No Religion	14%	25.1%
Anglican	12.8%	15.5%
Not Stated	10.8%	9.2%
Uniting	5.2%	2.9%

OUR ECONOMY

Griffith was established in 1916 as part of the NSW State Government's Murrumbidgee Irrigation Area project to supply irrigation from the Murrumbidgee River in western NSW.

Initially known for dryland cropping and livestock production, the Western Riverina region became prominent in rice, cereals, citrus, grapes and fruit production.

Recently, producers have adopted more sustainable farming practices and further diversified into high value, long yield crops such as nuts, cotton, olives and vegetables.

The emergence and growth in poultry production has been significant, with wine production, ranging from boutique wineries to some of the largest in the world, also playing a big part in our region's growth. Griffith's largest industry is the manufacturing industry, employing 2,742 people with an output of \$969 million in 2019.

A key feature of the Western Riverina region is the scale of its operations and the intensity of investment in the agribusiness, food and beverage manufacturing sectors. Griffith is the headquarters to some of Australia's most innovative and sustainable industry leaders, with 87% of Griffith businesses believing that innovation and technology is a key strength in their business (2019 Griffith Business Survey).

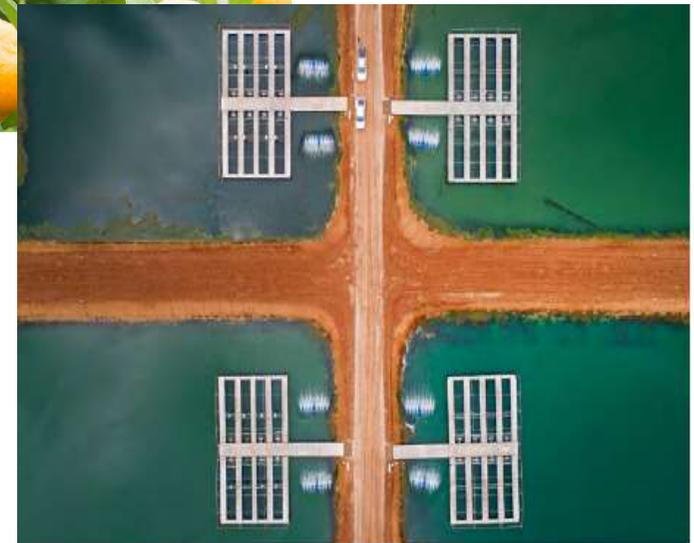
Key Sectors Agriculture

Griffith is the agricultural powerhouse of the Riverina and is one of the most diverse and productive regions in Australia. Much of our primary production is added value through manufacturing and innovative technology.



The availability of water is a critical input for local agriculture. Water makes its way to the Murrumbidgee Irrigation Area via Blowering and Burrinjuck Dams.

Griffith based companies offer a diverse range of services to the rural communities in our area, including all forms of agribusiness, livestock, insurance, real estate, farm



equipment, spare parts and service, built on years of innovation and reliability. Local companies are leaders in turnkey irrigation engineering solutions developing irrigation systems for crops right across Australia. Aquaculture is a growing industry in Griffith. Murray cod is being grown on large aquaculture facilities utilising dams on existing irrigation farms supplied by MI's network.

Poultry Production

The chicken meat industry is undergoing rapid expansion in the region with plans well underway to double production at Baiada/Steggles' Hanwood plant to process three million birds per week by 2021. This expansion has an enormous impact on the supply chain, from grain production, building of new sheds right through to waste management - it equates to a \$548 million investment across the region, providing over 1,800 jobs by 2021. Griffith has good quality farming conditions to produce poultry as well as easy access to grains. Grain consumption is approximately 5,500 metric tonnes per week.

Manufacturing

Manufacturing is the largest employer in Griffith, making up 20% of total employment. Griffith is leading the way in food and beverage manufacturing, specialised machinery and equipment manufacturing as well as innovative technology.

Several local manufacturing companies service agricultural and industrial markets locally and nationally. Our manufacturing firms offer a diverse range of products and services including

quality maintenance and an expansive range of locally manufactured, custom-made farm equipment.

Griffith also has several food manufacturing enterprises.

Wineries

The Riverina wine region is centred on the city of Griffith and surrounding villages of Yenda, Hanwood, Bilbul and Tharbogang. The flat plains of the district, bordered by the Cocoparra ranges, the rich soil, irrigation scheme and a Mediterranean climate, were the key factors in developing this wine region back in 1913. Over a hundred years later, many of Australia's well-known family wineries still base their operations here in the Riverina, producing award-winning wines. Today there are more than a dozen wineries based in the region including De Bortoli Wines, McWilliams Wines, Casella Family Brands, Calabria Family Wines, Berton Wines, Warburn Estate, Yarran Wines, Mino and Co. and Dee Vine Estate. With annual grape production of over 290,000 tonnes, the Riverina is the largest wine producing region by area in Australia producing one in every four glasses of Australian wine.

Commerce & Retail

Griffith is the commercial, retail and service hub for the Western Riverina with the retail sector alone employing 12% of Griffith's workforce and contributing over \$138 million (output by industry) 2018/19. The commerce and retail sector provides a diverse range of goods and services for Griffith and surrounding towns and villages. It is an important industry that is continually responding to changing consumer trends, shopping patterns

GRIFFITH LOCAL STRATEGIC PLANNING STATEMENT

and new forms of retailing with 63% of retailers selling goods over the internet (2019 Griffith Business Survey).

Construction

The construction industry has been steadily growing over the past four years in Griffith as new residential subdivisions are developed and commercial investment increases. In 2018/19 the construction industry contributed \$373 million (output by industry) to Griffith's economy. This is seen as a growth area in response to the City's current shortage of housing availability and industry expansion strategies. Most of the construction businesses surveyed in 2019 reported that they had experienced an increase in sales in 2019 and 59% are planning to expand their business in the next 5 years.

Tourism & Hospitality Industry

Griffith is one of Australia's most vibrant and cosmopolitan centres. Griffith exudes a rich blend of cultures and traditions with more than seventy nationalities adding to our cultural tapestry including Italian, Indian, Afghani and Pacific Communities. The foodie scene in Griffith is gaining momentum with the return of young entrepreneurs growing the family business or investing in new initiatives. Good food has always been at the heart of Griffith and the city has an enviable reputation for excellent Italian Restaurants as well as Chinese, Indian, Thai and Afghan restaurants.

Griffith offers a diverse range of guest accommodation from short stay apartments, motels, to a tent by the lake, there is something to suit every occasion and budget. Griffith also plays

home away from home to many business people, fly-in fly-out workers and international visiting workers that undertake their working holiday Visas.

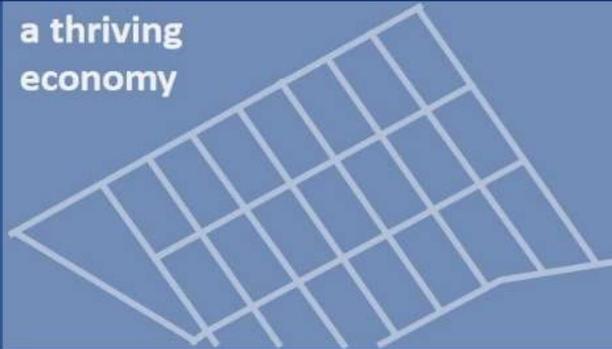


data source: Tourism Research Australia 2018

LSPS - PLAN ON A PAGE

growing our city

a thriving
economy



PLANNING PRIORITY 1

Increase urban density and housing affordability

PLANNING PRIORITY 2

Strengthen and grow employment lands

PLANNING PRIORITY 3

Protect and enhance key infrastructure

PLANNING PRIORITY 4

Protect prime agricultural land and lessen land use conflict

value our environment

a sustainable
community



PLANNING PRIORITY 5

Use and manage resources wisely

PLANNING PRIORITY 6

Protect and enhance natural environment

PLANNING PRIORITY 7

Embrace our heritage and cultural identity

connectivity

linking Griffith
to the world



PLANNING PRIORITY 8

Create a smart, connected, productive city

PLANNING PRIORITY 9

A regional centre for health, education and services

PLANNING PRIORITY 10

Support development around key corridors and entrances

love the lifestyle

a great place
to live



PLANNING PRIORITY 11

Enable access to diverse housing options

PLANNING PRIORITY 12

Provide facilities to support an active and healthy lifestyle

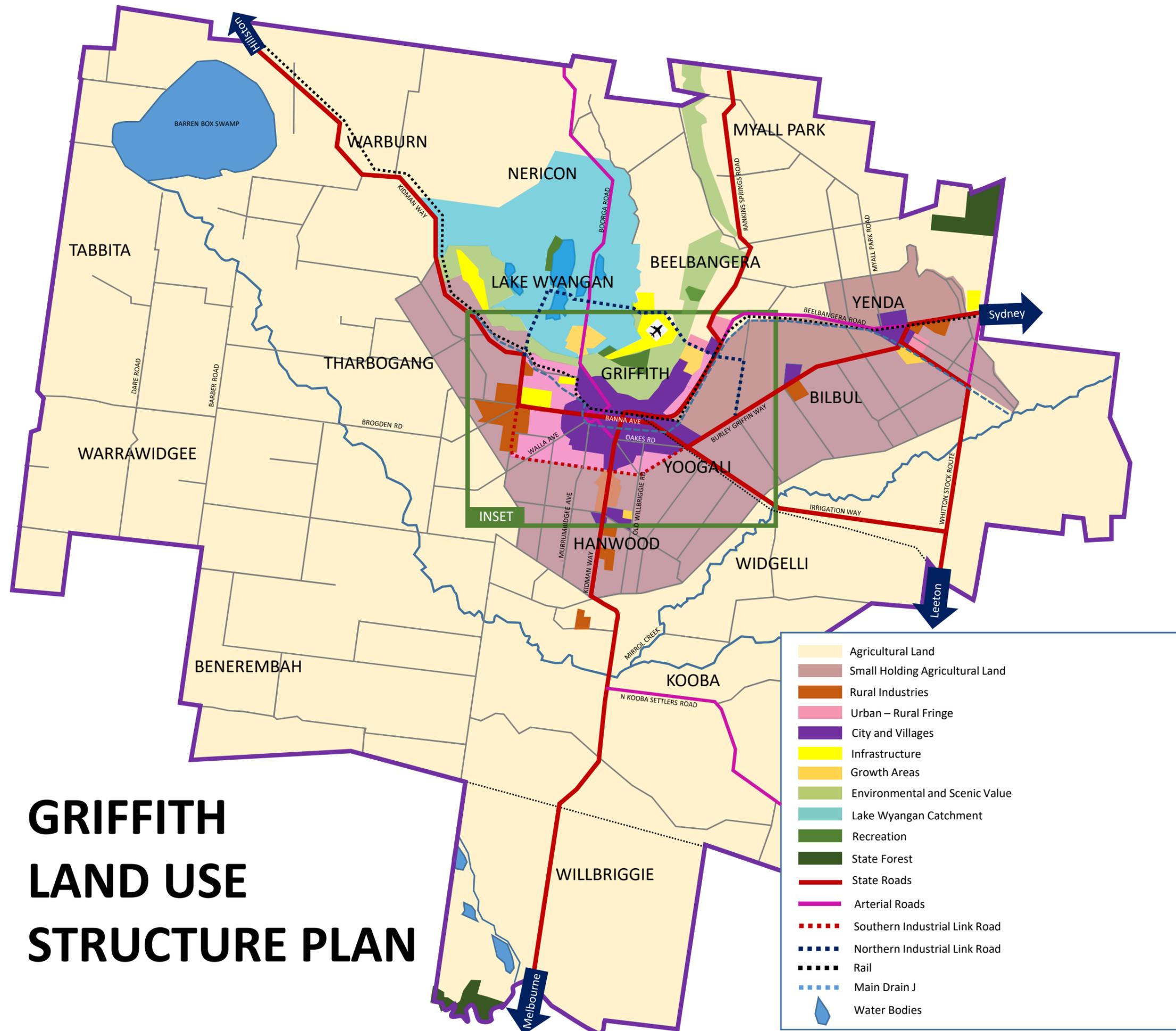
PLANNING PRIORITY 13

Revitalize and grow the villages

PLANNING PRIORITY 14

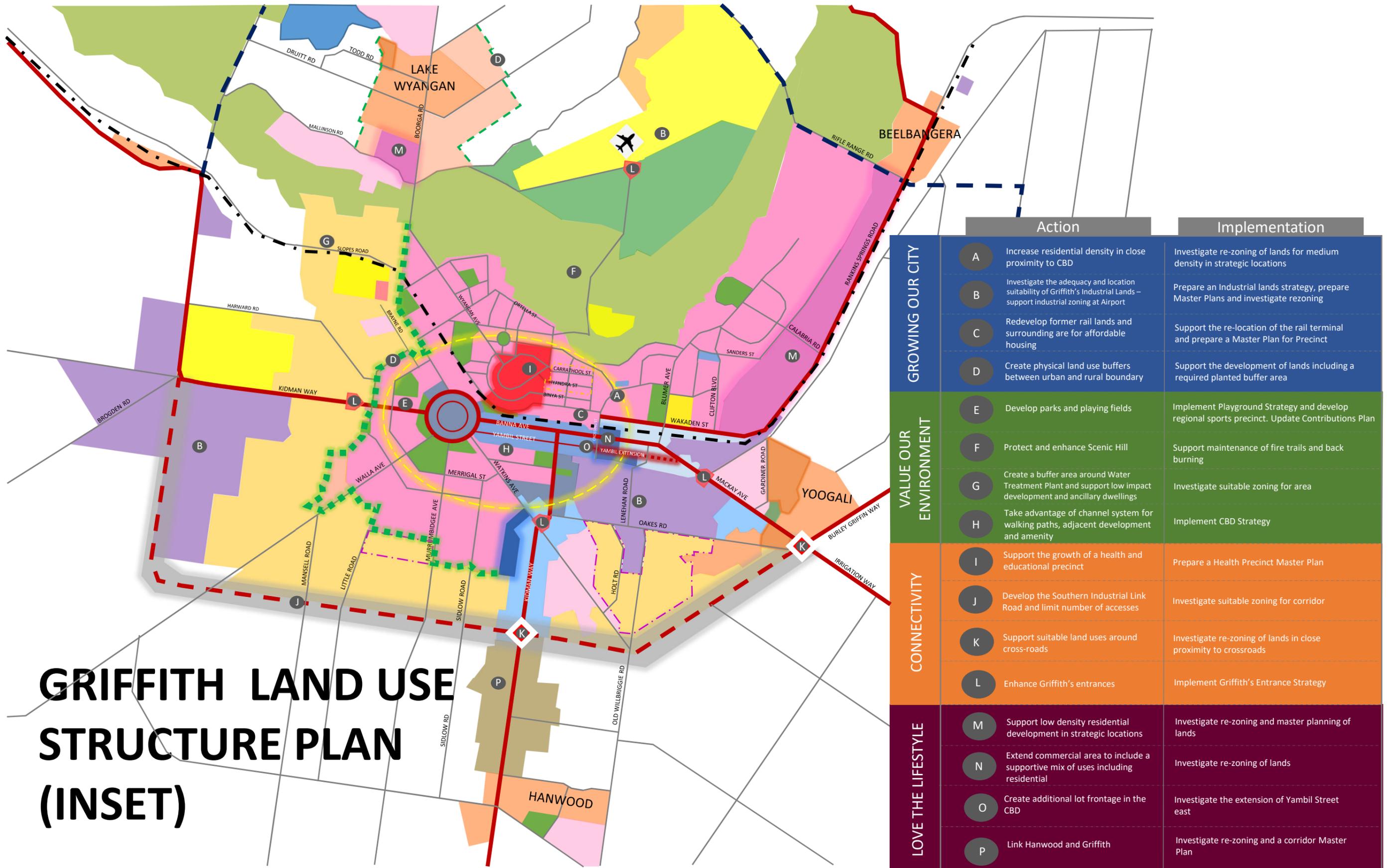
Respect, protect and improve our open spaces

GRIFFITH LAND USE STRUCTURE PLAN



	Agricultural Land
	Small Holding Agricultural Land
	Rural Industries
	Urban – Rural Fringe
	City and Villages
	Infrastructure
	Growth Areas
	Environmental and Scenic Value
	Lake Wyangan Catchment
	Recreation
	State Forest
	State Roads
	Arterial Roads
	Southern Industrial Link Road
	Northern Industrial Link Road
	Rail
	Main Drain J
	Water Bodies

GRIFFITH LAND USE STRUCTURE PLAN (INSET)



	Action	Implementation	
GROWING OUR CITY	A	Increase residential density in close proximity to CBD	Investigate re-zoning of lands for medium density in strategic locations
	B	Investigate the adequacy and location suitability of Griffith's Industrial Lands – support industrial zoning at Airport	Prepare an Industrial lands strategy, prepare Master Plans and investigate rezoning
	C	Redevelop former rail lands and surrounding area for affordable housing	Support the re-location of the rail terminal and prepare a Master Plan for Precinct
	D	Create physical land use buffers between urban and rural boundary	Support the development of lands including a required planted buffer area
VALUE OUR ENVIRONMENT	E	Develop parks and playing fields	Implement Playground Strategy and develop regional sports precinct. Update Contributions Plan
	F	Protect and enhance Scenic Hill	Support maintenance of fire trails and back burning
	G	Create a buffer area around Water Treatment Plant and support low impact development and ancillary dwellings	Investigate suitable zoning for area
	H	Take advantage of channel system for walking paths, adjacent development and amenity	Implement CBD Strategy
CONNECTIVITY	I	Support the growth of a health and educational precinct	Prepare a Health Precinct Master Plan
	J	Develop the Southern Industrial Link Road and limit number of accesses	Investigate suitable zoning for corridor
	K	Support suitable land uses around cross-roads	Investigate re-zoning of lands in close proximity to crossroads
	L	Enhance Griffith's entrances	Implement Griffith's Entrance Strategy
LOVE THE LIFESTYLE	M	Support low density residential development in strategic locations	Investigate re-zoning and master planning of lands
	N	Extend commercial area to include a supportive mix of uses including residential	Investigate re-zoning of lands
	O	Create additional lot frontage in the CBD	Investigate the extension of Yambil Street east
	P	Link Hanwood and Griffith	Investigate re-zoning and a corridor Master Plan

- Prime Agricultural Land
- Urban Rural Fringe
- Urban Residential
- Large Lot Residential
- Industrial
- Mixed Use
- Commercial
- Business Park

- Enterprise
- Rural Employment
- Infrastructure
- Villages
- Environmental and Scenic Value
- Lake Wyangan Catchment
- Recreation
- Lake Wyangan

- Buffer Lands
- Large Lot Residential Investigation
- Mixed Use Investigation
- Village Expansion
- Low Density Housing Investigation
- Hospital Precinct

- Future Low Density Housing Investigation
- Future Village Expansion
- Link Road Investigation Area
- Heritage Conservation Investigation
- State Roads
- Arterial Roads
- Southern Industrial Link Road
- Northern Industrial Link Road

- Primary City Entrance
- Key Future Intersection
- Rail

growing our city

a thriving economy

PLANNING PRIORITY 1
Increase urban density and housing affordability

PLANNING PRIORITY 2
Strengthen and grow employment lands

PLANNING PRIORITY 3
Protect and enhance key infrastructure

PLANNING PRIORITY 4
Protect prime agricultural land and lessen land use conflict

THEME 1 – A THRIVING ECONOMY

Overview

Griffith is the agricultural powerhouse of the Riverina and is one of the most diverse and productive regions in Australia. Much of Griffith's primary production is value added through manufacturing and innovative technology

The availability of water is a critical input for local agriculture. Water makes its way to the Murrumbidgee Irrigation Area via Blowering and Burrinjuck Dams.

Major employment sectors in Griffith include manufacturing, poultry production, wineries, construction, commercial and retail and construction.

Griffith's economy is thriving and a key theme of the LSPS is to ensure land use policies, plans and strategies are developed or refined to cater for continued growth and ensure adequate affordable housing is available for existing and new residents.



PLANNING PRIORITY 1 – INCREASE URBAN DENSITY AND HOUSING AFFORDABILITY

Overview

The Griffith Housing Strategy was adopted in late 2019 and includes a number of recommendations regarding increasing density close to the Griffith CBD and increasing the stock of affordable housing in Griffith through strategic re-zonings, relaxing development controls and facilitating the growth of community housing providers (CHP) housing stock.

The majority of Griffith's residential areas are located to the edge of the city centre. While it is difficult to calculate the exact population within the city centre, it is estimated that the area supports a population between 1100 and 1300 people (ABS, 2016).

Griffith's housing types are typically single storey detached houses and double storey apartment blocks and town houses. While there is several mixed-use developments creeping into the city centre, this remains more uncommon than the norm. There is considerable potential for greater residential density and mixed-use development throughout the city - which would alleviate the push to develop more greenfield sites and further encroach on valuable agricultural land. Further, more people living in the city centre creates a safer and more dynamic place.



Strategy 1.1 - Implement the recommendations of the Griffith Housing Strategy 2020

ACTION 1.1A – INCREASE RESIDENTIAL DENSITY CLOSE TO THE CBD (SHORT TERM)

Strategic re-zoning of lands near the CBD for mixed-use development including the areas identified on the Structure Plan to the east of Crossing Street.

ACTION 1.1B – UPDATE DEVELOPMENT CONTROLS (SHORT TERM)

A new Residential Development Control Plan (DCP) has been adopted by Council to facilitate some of the recommendations of the Housing Strategy. However, Griffith still lacks a comprehensive DCP and there are still active DCP's which were drafted in the early 90's. All of Griffith's development controls must be modernised similar to the Residential DCP including controls to develop the commercial areas of Griffith and new mixed-use areas.

ACTION 1.1C – INCREASE THE AVAILABILITY OF AFFORDABLE HOUSING (SHORT TERM)

Supportive land use policies and development controls can assist in the provision of affordable housing in Griffith. The provisions of the State Environmental Planning Policy (Affordable Rental Housing) 2009 which support affordable housing should be reflected in all Council's policies, plans and development controls. Council should also be supportive of development

for boarding houses and residential flat buildings within 400 m from Griffith's CBD

ACTION 1.1D – COLLABORATE WITH CHP'S AND HOUSING NSW (ONGOING)

Griffith has and will continue to collaborate with CHP's to promote, facilitate and develop sites for additional affordable housing in strategic locations.



FIGURE 3: DENSITY OF RESIDENTIAL UNITS AND DWELLINGS IN THE GRIFFITH CBD

Strategy 1.2 - Redevelop the former railway lands in the CBD

ACTION 1.2A – ACTIVELY PURSUE THE RELOCATION OF THE EXISTING FREIGHT TERMINAL (SHORT TERM)

Griffith's main freight terminal is located within and immediately adjacent to Griffith's CBD. The lands are zoned R1 – Residential and the terminal is considered to have some existing use rights. Council will actively support the relocation of the freight terminal to a more appropriate location with less potential land use conflicts.

ACTION 1.2B – PREPARE A MASTER PLAN FOR THE FREIGHT TERMINAL SITE (MEDIUM TERM)

As foreshadowed in Griffith's CDB Strategy these lands would be Master Planned by Council for medium density affordable housing. An increased density of housing including a large percentage which would be considered affordable housing close to the CBD would support existing and future commercial businesses in the area.



FIGURE 4: VISIONARY PLAN OF THE REDEVELOPMENT OF THE FREIGHT TERMINAL SITE IN THE CBD STRATEGY

Strategy 1.3 – Remove impediments to development near Griffith's CBD

ACTION 1.3A – EXTEND YAMBIL STREET TO INCREASE FRONTAGE (MEDIUM TERM)

Yambil Street presently ends at Crossing Street at a 'T' intersection. To the east of Crossing Street are lands which are suitable for mixed-use developments but are constrained due to a lack of frontage. The extension of Yambil Street to the east and connecting to Mackay Avenue would promote mixed-use development.

ACTION 1.3B – DEVELOP CONTRIBUTIONS PLAN AND MASTER PLANS FOR LARGE PORTIONS OF VACANT LANDS (MEDIUM TERM)

There are many sites within 1 km of Griffith's centre which have been vacant for several years due several reasons, some of which include the provision of infrastructure and services. The preparation of contributions plans and master plans for these lands would support orderly, efficient and equitable development. These areas include residential zoned land in south Griffith,

PLANNING PRIORITY 2 – STRENGTHEN AND GROW EMPLOYMENT LANDS

Overview

Griffith has several industrial precincts including: Battista Estate, Mooreville Industrial Estate, Hanwood Industrial Hub, Bridge Road Industrial Estate and the Yenda Industrial Precinct. Strengthening existing industrial precincts and providing new areas for employment growth is a priority for Griffith.

Griffith's CBD contains a vibrant retail core, a thriving business city (Yambil Street) and larger retail precinct. Ensuring these lands are retained for retail and employment and the provision of additional residential density to support the CBD is a priority for Griffith.

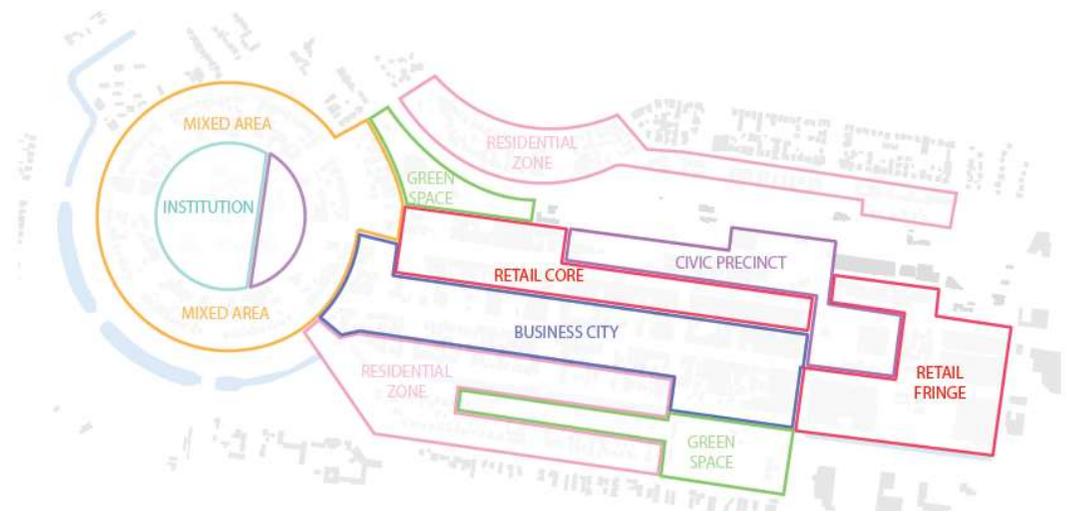


FIGURE 5: LAND USE TYPES IN THE CBD



FIGURE 7: BANNA AVENUE



FIGURE 6: GRIFFITH SEWAGE TREATMENT PLANT AND SALEYARDS

Strategy 2.1 – Maintain and revitalize commercial areas

ACTION 2.1A – SUPPORT ADDITIONAL RESIDENTIAL AND MIXED-USE LANDS IN CLOSE PROXIMITY TO THE CBD (SHORT TERM)

The Structure Plan identifies areas around the CBD which should be zoned to permit additional residential development, including under a mixed-use zoning. Development of residential flat buildings, shop top housing and boarding houses should be supported on the south side of Yambil Street and on vacant sites along Banna Avenue, Railway Street, Kookora Street and Benerembah Street.

ACTION 2.1B – RETAIN THE BANNA AVENUE COMMERCIAL CORE

Banna Avenue is considered the beating heart of Griffith and provides for a range of social and economic interactions for residents and visitors. Ensuring the CBD and commercial zoning of the lands are retained while supporting increased residential density on the periphery of the main Banna Avenue commercial core should be supported.

ACTION 2.1C - IMPLEMENT THE CBD STRATEGY (ONGOING)

Griffith adopted a comprehensive CBD Strategy in 2015. Since then, several projects have been completed to implement the recommendations of the Strategy, including significant upgrades to Yambil Street, urban design improvements, construction of a community stage in Memorial Park and relocation of the skate park. Council should continue to invest in major projects and create policies and plans to support the implementation of additional recommendations made in the Strategy including activating the canal network, improving city entrances and activating the laneways.

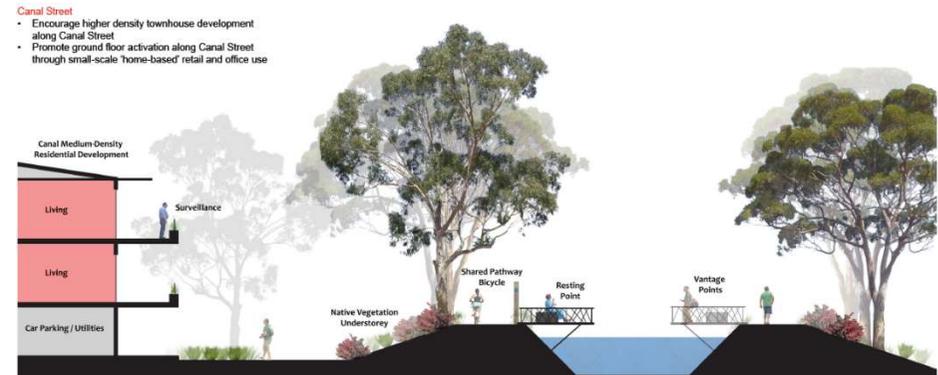


FIGURE 8: DEVELOP THE MAIN CANAL AS AN ATTRACTIVE DESTINATION



FIGURE 9: ARTIST IMPRESSION OF YAMBIL STREET IMPROVEMENTS AT JONDARYAN AVENUE

Strategy 2.2 – Identify new industrial lands and support the expansion of rural industrial areas

ACTION 2.2A – PREPARE AN INDUSTRIAL LANDS STRATEGY (SHORT TERM)

Griffith's main urban industrial areas are constrained due to proximity to sensitive uses, fragmentation and small lot sizes and lack of immediate connection to the classified road network. Additional industrial zoned lands were released as part of the amendments to the GLEP in 2014 to the west of the Griffith urban area along the Kidman Way. There has yet to be take up of these lands and there seems to be a preference for employment lands to locate elsewhere. An Employment/ Industrial Lands Strategy should be prepared to better understand our existing employment lands and to identify new locations for employment lands to support a growing economy.

ACTION 2.2B – INVESTIGATE THE RE-ZONING OF ADDITIONAL LANDS AROUND EXISTING LARGE-SCALE RURAL INDUSTRIES (SHORT TERM)

Griffith's largest employment generating uses are rural industrial uses

located in the rural and village areas of Griffith near major transportation routes including large-scale wineries and the Hanwood Baiada Poultry Processing facility. Council will investigate zoning additional lands surrounding these existing uses to support rural industrial precincts.

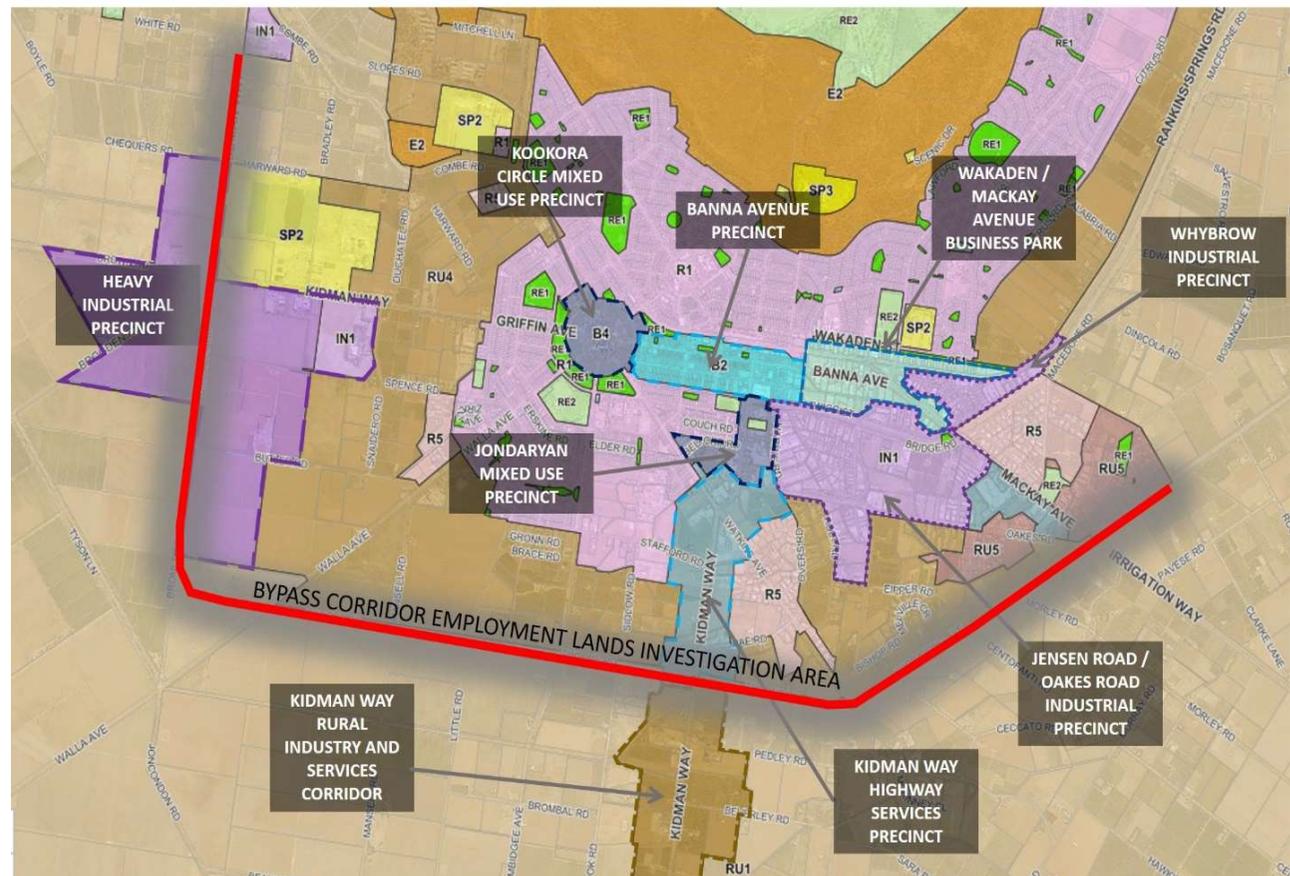


FIGURE 10: LOCATION OF EXISTING EMPLOYMENT LANDS AND BYPASS CORRIDOR INVESTIGATION AREA

PLANNING PRIORITY 3 – PROTECT AND ENHANCE KEY INFRASTRUCTURE

Overview

Griffith is strategically located 450 km to the north of Melbourne, 550 km west of Sydney, 790 km east of Adelaide and 350 km west of Canberra. Griffith is connected to the State classified road network via Kidman Way and Burley Griffin Way with connections to the Hume, Newell and Mid-Western Highways. Our industries rely on these connections to deliver Griffith's products to major centres and ports.

Griffith's airport provides residents and visitors with connections to Sydney, Melbourne and beyond.

Our water, sewer and drainage networks have been designed to cater for Griffith's growth and several capital works projects have been completed to increase key infrastructure sustainability.

An important planning priority is to protect and enhance key infrastructure to support a thriving economy and community.



FIGURE 11: GRIFFITH AIRPORT



Strategy 3.1 – Develop around the Southern Industrial Link Road (SILR)

ACTION 3.1A – STRATEGICALLY REZONE LANDS AROUND THE SILR FOR HIGHWAY SERVICE CORRIDORS AND EMPLOYMENT LANDS (SHORT TERM)

Griffith is actively developing new by-pass routes (Industrial Link Roads) to ensure heavy vehicles, including road trains, avoid Griffith's urban areas. These new Industrial Link Roads would provide opportunities for new employment lands or highway services lands to locate. Council will investigate suitable employment lands and commercial zoned lands around the SILR.

ACTION 3.1B – PREPARE AN INDUSTRIAL LANDS STRATEGY (SHORT TERM)

See Action 2.2A



FIGURE 12: BYPASS CORRIDOR EMPLOYMENT LANDS INVESTIGATION AREA

Strategy 3.2 – Support the growth of the airport and the location of supportive uses

ACTION 3.2A – INVESTIGATE THE FEASIBILITY OF NEW LAND USES IN CLOSE PROXIMITY TO THE AIRPORT (MEDIUM TERM)

The Griffith Airport contains large undeveloped areas suitable for other land uses which are supportive of the precinct including storage, warehousing, aviation training, car rental agencies, cafes and restaurants. Council should look to investigate alternative supportive zones outside the boundaries of the existing airport, but within the existing precinct.

ACTION 3.2B – ENSURE NEW DEVELOPMENT AROUND THE AIRPORT DOES NOT HINDER OPERATIONS (ONGOING)

Council should ensure new development does not hinder the operation of the airport including sensitive land uses in close proximity. New development controls specific to the airport are required.



FIGURE 13: REGIONAL EXPRESS PLANE AT GRIFFITH AIRPORT

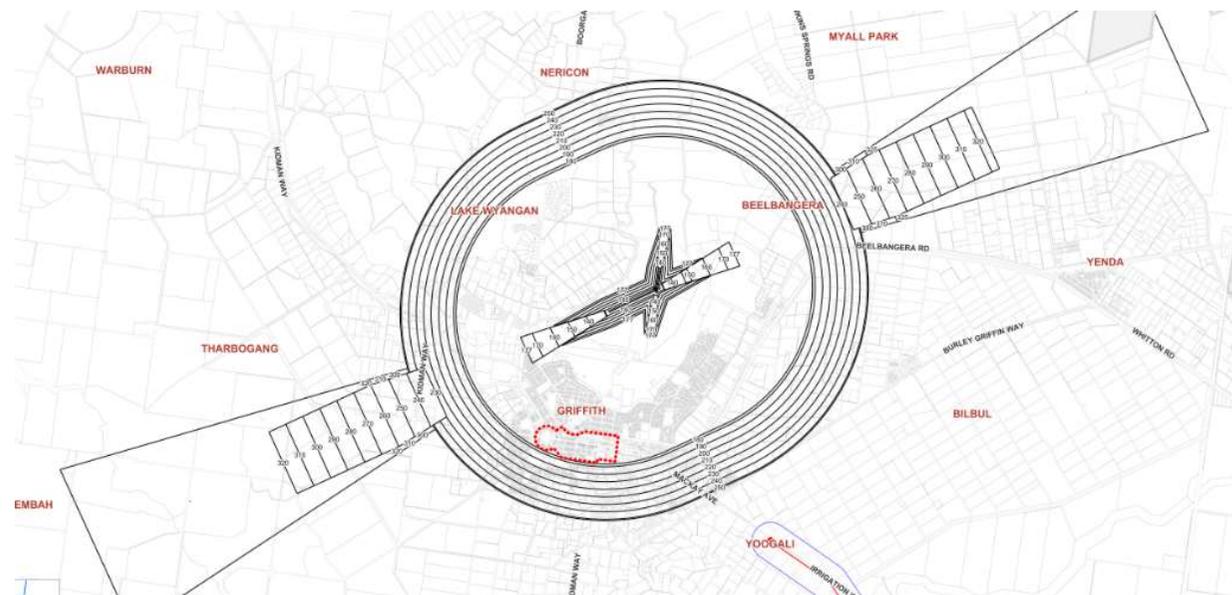


FIGURE 14: GRIFFITH OBSTACLES LIMITATION SURFACES (OLS) PLAN

Strategy 3.3 – Protect key water and sewer infrastructure

ACTION 3.3A – CREATE BUFFER AREAS AROUND KEY WATER AND SEWER INFRASTRUCTURE (SHORT TERM)

New development controls or provisions in the GLEP should be created to provide buffer areas around key infrastructure including the water and sewer treatment plants. Buffer areas should also support large industries to ensure sensitive uses do not conflict with their operations.

ACTION 3.3B – SUPPORT THE RELOCATION OF CONFLICTING LAND USES NEAR KEY INFRASTRUCTURE (MEDIUM TERM)

There are existing conflicting uses in close proximity of Griffith's key water and sewer infrastructure including poultry sheds and other dust generating uses.



FIGURE 17: GRIFFITH WATER TREATMENT PLANT

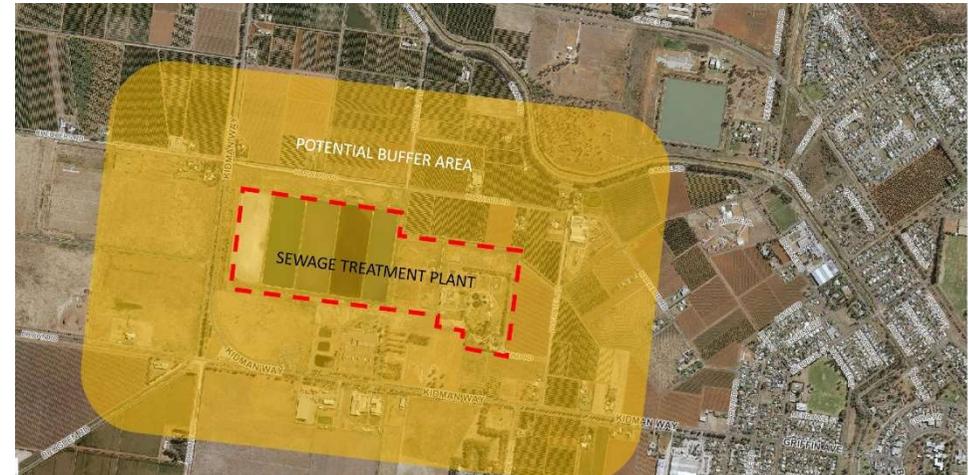


FIGURE 15: INDICATIVE BUFFER AREA AROUND GRIFFITH SEWAGE TREATMENT PLANT

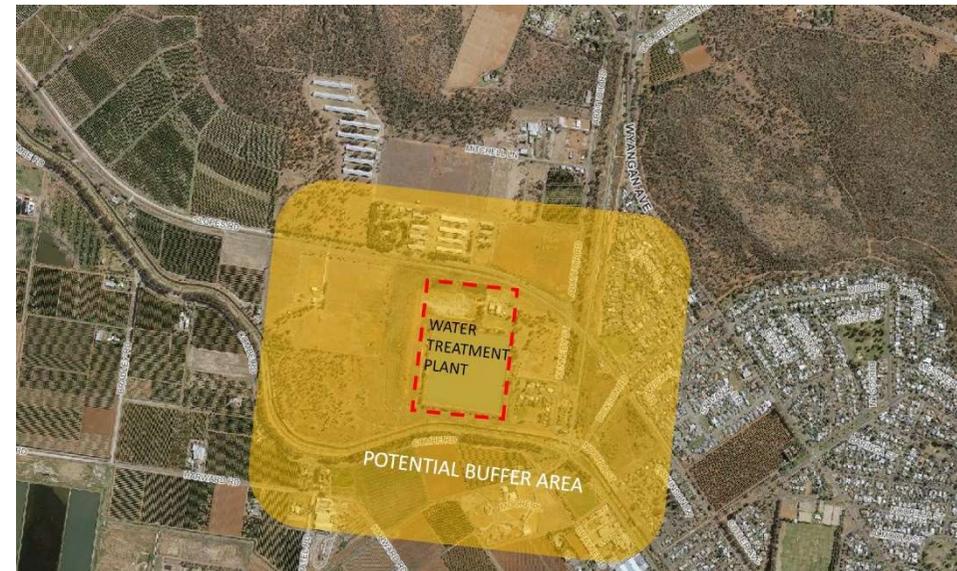


FIGURE 16: INDICATIVE BUFFER AREA AROUND GRIFFITH WATER TREATMENT PLANT

PLANNING PRIORITY 4 – PROTECT PRIME AGRICULTURAL LAND AND LESSEN LAND USE CONFLICT

Overview

Agricultural land is a finite resource and most agricultural enterprises are only suitable on certain soil types, climatic conditions and landscapes.

Griffith's agricultural lands predominantly contain soils suitable for growing several crops and many consider Griffith has an optimal climate to support good growing conditions.

The majority of Griffith's agricultural lands are also irrigated through M1's water network. The availability of secure water coupled with Griffith's climate and versatile soils has made Griffith and surrounding area the food bowl of NSW.

In 2019 agriculture accounted for an output of \$401 million and employed 1,376 Griffith residents.

Some agricultural lands around Griffith have had a history of competing land uses such as housing and solar farms. These competing uses lead to land use conflicts and impact agricultural practices.

Protecting Griffith's prime agricultural lands is a key priority to ensure Griffith continues to have a thriving economy.

Strategy 4.1 – Identify and create policies for prime agricultural lands

ACTION 4.1A – PREPARE A RURAL LANDS STRATEGY (SHORT – MEDIUM TERM)

Griffith's economy heavily relies on its agricultural lands. A strategy to promote the economical and sustainable use of prime agricultural lands is considered an important exercise to guide the future long-term management and development of rural lands and to ensure Griffith's economy keeps thriving.

The strategy would:

- Identify prime agricultural lands
- review the suitability of existing minimum lot sizes on rural zoned lands
- determine areas for land use buffers and
- investigate any barriers to the value-adding of agricultural product
- Investigate new areas for rural residential lands away from prime agricultural lands
- Review the impact electrical generating works including solar farms could have on prime agricultural land

ACTION 4.1B – DEVELOP A RURAL LANDS DEVELOPMENT CONTROL PLAN (SHORT TERM)

A comprehensive development control plan (DCP) with policies specific to primary production lands should be developed in consultation with the farming and agricultural processing community.

Strategy 4.2 – Support the development of the urban – rural fringe with planted buffers

ACTION 4.2A – DEVELOP URBAN RURAL FRINGE POLICIES IN THE RURAL LANDS DEVELOPMENT CONTROL PLAN (SHORT TERM)

Griffith contains several land use boundaries containing urban residential development immediately adjacent to horticulture and viticulture. This can cause land use conflict due to regular farming practices including night-time harvesting, spraying and pruning. Specific urban rural fringe policies in a new Rural Lands DCP should focus on how to locate new development and mitigate land use conflict.

ACTION 4.2B – CREATE PHYSICAL LAND USE BUFFERS BETWEEN URBAN AND RURAL ZONES AND SUPPORT STRATEGIC REZONING OF LANDS (SHORT TERM)

At the edge of Griffith's urban areas there are stark boundaries between horticulture and viticulture plantings and urban residential neighbourhoods. To decrease this existing impact, some development of existing farms at the urban-rural fringe should be supported to include buffer areas and uses to decrease this land use conflict. This includes lands at the western extent of Griffith along Harward Road and Rose Road. Structure Planning or Master Planning for new release areas should also include buffer areas.



THEME 2 – A SUSTAINABLE COMMUNITY

Overview

Griffith's community places high value on the local environment, its finite water resources and its open green spaces and bushland.

A sustainable Griffith is an important priority established in the Griffith CSP - Guiding Griffith 2040, including aims to enhance the natural and built environment and use and manage resources wisely.

Working to achieve a more sustainable Griffith will take a balanced approach that works to enhance social, economic and environmental values. To ensure that the natural and environmental qualities of Griffith are protected and maintained, and new development and growth is sustainable, a range of objectives and directions have been proposed in Guiding Griffith 2040 and the Riverina Murray Regional Plan. To implement these objectives and directions and assist in creating a more sustainable community, the LSPS contains three planning priorities and a number of actions.

PLANNING PRIORITY 5 – USE AND MANAGE RESOURCES WISELY

Overview

Thriving to become a sustainable community requires us to use and manage resources wisely. Griffith's climate is prone to drought, however, there is good availability of water through Ml's extensive integrated supply and drainage network. Water is delivered from Burrinjuck Dam in the Snowy Mountains. As such, Griffith is reliant on the water catchment of an area remote to the LGA. Therefore, conserving, storing and reusing water is important to protect our community from water shortages.

Powering Griffith can be achieved in many ways including harnessing solar energy. Griffith has over 320 sunlight days per year and is ideal for the use of solar power generation and storage for domestic, agricultural or commercial / industrial uses. However, the development of solar farms should not be at the detriment of Griffith's economy by removing productive lands from our prime agricultural lands.

Managing our resources also involves ensuring our prime agricultural lands are able to continue to be used in a sustainable manner. Supporting water efficiency programs on prime agricultural lands is an important aspect of this.

Griffith has two Council operated waste facilities: the Tharbogang Landfill and Waste Management Facility and the Yenda Landfill. Griffith has a red bin and yellow bin service. There are no Material Recovery Facilities (MRF) to sort and recycle yellow bin materials. Additional waste infrastructure may be

necessary to ensure the LGA is managing, recycling and reusing wastes in an sustainable manner.

Strategy 5.1 – Create policies and initiatives to conserve and re-use water

ACTION 5.1A – INVESTIGATE OPPORTUNITIES TO RE-USE WASTEWATER AND STORMWATER IN PUBLIC OPEN SPACES (MEDIUM TERM)

Council has been active in the past decade or so upgrading our water and wastewater infrastructure to improve operating and environmental outcomes and to provide capacity for future growth.

Council will investigate options to reuse the water / effluent produced at the sewerage treatment plant on open spaces.

ACTION 5.1B – WORK WITH MI TO INCREASE WATER EFFICIENCY AND CONSERVATION (ONGOING)

Council will continue to work with MI and key stakeholders and water users to increase water efficiency and conservation.

Strategy 5.2 – Require sustainability to be considered in the design of development

ACTION 5.2A – DEVELOP WATER SENSITIVE URBAN DESIGN GUIDELINES (SHORT TERM)

In natural environments, rainwater is mostly absorbed into the ground, used by plants or evaporates back into the atmosphere. In urban areas, hard surfaces such as roads, roofs, driveways and paths stop water being absorbed by the ground and create what is known as stormwater runoff. Trucks, cars and

industry in urban areas create high levels of pollutants that settle on these hard surfaces and when it rains, stormwater carries the polluted water down drains and eventually to creeks and rivers. WSUD aims to improve the ability of urban environments to capture, treat and re-use stormwater before it has the chance to pollute and degrade our creeks and rivers.

Council will provide WSUD guidelines, which have been developed to cater for Griffith's climate in a DCP.

ACTION 5.2B – PROMOTE THE USE OF DROUGHT TOLERANT LANDSCAPING (ONGOING)

Council's development controls will be refined to promote the use of drought tolerant landscaping in new and existing development. Guides will be prepared to guide landowners wishing to reduce the size of hard surfaces or lawn areas on their residential lots.

Strategy 5.3 – Increase the sustainability of the Landfill and support recycling and waste avoidance

ACTION 5.3A – DELIVER AND SUPPORT WASTE MANAGEMENT AND RESOURCE RECOVERY INFRASTRUCTURE THAT IS RESPONSEIVE TO FUTURE NEEDS (ONGOING - MEDIUM TERM)

Council has a good waste tracking system and is required to operate the landfill and waste management facility in accordance with its major project approval from DPIE, including commissioning independent audits of its performance.

Council will investigate the creation of a waste management strategy for the LGA to build on the systems presently in place to increase the sustainability of the landfill, support additional recycling and the circular economy through the reuse and repurposing of waste products destined for landfill.

It is essential that correct land use planning mechanisms are implemented around existing waste facilities including the provision of adequate buffer zones to protect the surrounding environment. This will protect waste and resource recovery facilities from encroachment by sensitive and incompatible uses (residential encroachment). Council will continue to review our planning controls to ensure that we are encouraging innovative solutions for waste collection, as well as reducing land use conflicts between waste facilities and surrounding uses.

ACTION 5.3B – WORK IN PARTNERSHIP WITH KEY STAKEHOLDERS, INCLUDING GOVERNMENT, FOR BETTER WASTE MANAGEMENT AND RESOURCE RECOVERY PRACTICES, INCREASING THE PROCESSING OF RENEWABLE RESOURCES (ONGOING)

Alternative waste management, recycling and processing technologies and facilities locating in Griffith should be supported as Council is committed to:

- Reducing waste generation
- Diverting waste from the landfills
- Reduce litter and illegal dumping
- Provide solutions for household and commercial waste issues
- Investigate innovations to reuse agricultural and food processing waste

PLANNING PRIORITY 6 – PROTECT AND ENHANCE THE NATURAL ENVIRONMENT

Overview

Over 94% of the native vegetation in the local government area has been cleared. The remaining 6% exists in pockets and is threatened by isolation, grazing and weed invasion. The main areas of native vegetation remaining are on rocky ridgelines such as the McPherson Range, low lying areas such as black box depressions and swamps and roadsides.

Less native vegetation usually indicates less native wildlife, as well as increased likelihood of salinity. Records show there are 29 threatened species, including frogs, bats and birds that are likely to occur in the LGA.

Council, MI and Landcare Groups have been replanting native vegetation for a number of years within the region in an effort to manage salinity problems, provide a more beautiful environment, and care for our wildlife.

In the city area, planting of natives has been undertaken at recharge sites such as Scenic Hill (usually upslope, where rainfall sinks into the ground) and discharge sites such as Clifton Boulevard (usually down slope, where groundwater rises to the surface). This program of planting will be continuing into the future.

Over 730 individual flora species and 320 fauna including 240 bird species have been recorded in the Griffith LGA on the online Bionet Atlas of NSW Wildlife. Despite this array, our biodiversity is under constant threat of decline. Thirty-five of the

species recorded on the database are classified as threatened species.

The Griffith LGA has 11 different remnant vegetation community types, each occurring on lands of differing soils, elevation, aspect and water regimes. Each community is host to a wide array of differing flora and fauna species.

Griffith's water bodies include:

- Lake Wyangan which was formed in 1957 using the remains of a gypsum mine and a natural swamp area, and offers picnic areas, overnight camping, boating facilities and is utilised by several community recreational groups. In recent years the health of the lake has been an issue and Council has commissioned a major project to improve the quality and quantity of water which is discharged in the lake to improve its overall health.
- Mirrool Creek, a watercourse that is part of the Lachlan sub-catchment of the Murrumbidgee catchment in the Murray-Darling basin. The Creek wraps around to the south of Griffith's urban and village areas and drains into Barren Box Swamp. Lands around the Creek are flood effected.
- Barren Box Swamp is a waterbody which is owned and operated by MI which Mirrool Creek discharges into in the north-west portion of the Griffith LGA.
- Several swamps including: Tharbogang Swamp and Campbell Swamp.

Strategy 6.1 – Conserve existing native vegetation

ACTION 6.1A – CREATE DEVELOPMENT CONTROLS TO REQUIRE THE RETENTION OF AND PLANTING OF NATIVE VEGETATION (SHORT TERM)

New development control plans must be prepared to inform planning decisions on environmental zoned lands or lands which have been mapped as Terrestrial Biodiversity.

ACTION 6.1B – REVIEW ENVIRONMENTAL ZONING IN THE GRIFFITH LOCAL ENVIRONMENTAL PLAN (SHORT TERM)

Council has detailed mapping of native vegetation in the LGA and has included a Terrestrial Biodiversity map in the GLEP. This map would continue to be reviewed each time a comprehensive amendment to the GLEP is carried out.

The GLEP also has several areas which have been zoned for environmental protection, management or environmental living. The adequacy of the environmental zoning throughout Griffith should also be reviewed each time a comprehensive amendment to the GLEP is carried out.



FIGURE 18: BARREN BOX STORAGE

Strategy 6.2 – Protect areas of biodiversity importance

ACTION 6.2A – REVIEW AND REVISE THE EXISTING TERRESTRIAL BIODIVERSITY LAYER IN THE GLEP IN ACCORDANCE WITH BEST PRACTICE METHODOLOGY (SHORT TERM)

In 2013 Council carried out a comprehensive mapping exercise of native vegetation to inform the inclusion of a Terrestrial Biodiversity map in the GLEP. The objectives of the Terrestrial Biodiversity clause in the GLEP are:

- a) *protecting native fauna and flora, and*
- b) *protecting the ecological processes necessary for their continued existence, and*
- c) *encouraging the conservation and recovery of native fauna and flora and their habitats.*

As part of any comprehensive amendments to the GLEP Council will review and amend this map where necessary.

ACTION 6.2B – CREATE A DEVELOPMENT CONTROL PLAN FOR ENVIRONMENTAL, RURAL AND SCENIC VALUE LANDS (SHORT TERM)

Council's DCP's for rural and environmental lands are dated and must be updated. Council will draft new DCP's for rural, environmental and lands with scenic value to ensure development and land uses avoid potential impacts.

ACTION 6.2C – INVESTIGATE THE DRAFTING OF A LOCAL BIODIVERSITY STRATEGY (MEDIUM TERM)

Biodiversity is a broad term for the many species and ecological processes that are essential for maintaining our community's

health and the amenity of Griffith and its landscapes. As well as having economic, social and quality of life benefits, nature has intrinsic values that need protection.

Council appreciates the critical importance of biodiversity to its area, and to its community. Alarming, many species are declining in numbers in our LGA. The CSP recognises the high priority that people place on protecting and preserving our local natural beauty, bushland and waterways

Council will investigate the preparation of a Biodiversity Strategy which outlines Council's administrative and policy framework for responding to the actions identified to progress and implement on-ground change. The Biodiversity Strategy would guide Council's own actions and informs the actions of the community and a wide range of other organisations who together will shape the future. The Strategy could also include an offset policy to inform and guide decisions regarding biodiversity offsets.

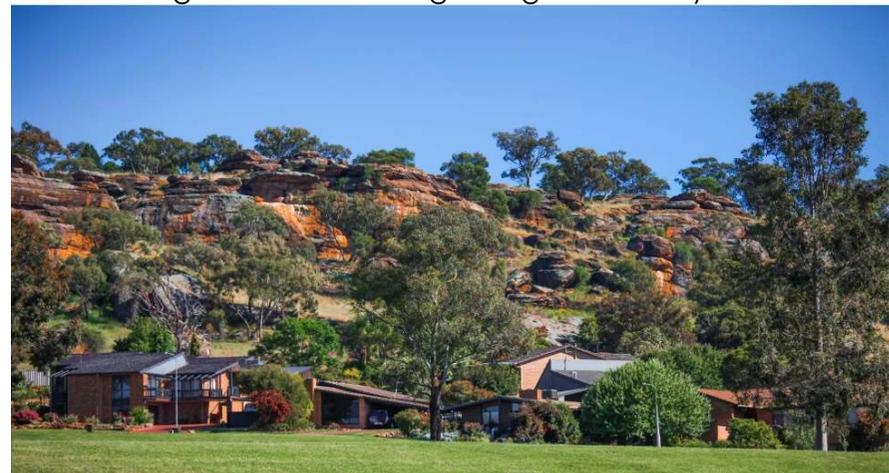


FIGURE 19: SCENIC HILL VIEWED FROM TED SCOBIE OVAL

Strategy 6.3 – Protect and enhance our natural and manmade water bodies

ACTION 6.3A – PREPARE A LAKE WYANGAN CATCHMENT STRATEGY AND DEVELOPMENT CONTROL PLAN (SHORT TERM)

Council is preparing a strategy and DCP to guide development surrounding the lake including the establishment of water quality and quantity controls for new development discharging stormwater into Lake Wyangan and controls regarding the wastewater management within the catchment.

ACTION 6.3B – ENSURE DEVELOPMENT IN PROXIMITY TO WATERBODIES IS APPROPRIATE AND CONTAINS MEASURES TO AVOID IMPACTS (ONGOING)

Council will ensure development applications for development in close proximity to water bodies is supported by relevant

studies and assessments to ensure any potential impacts are known and mitigated.



FIGURE 20: LAKE WYANGAN VIEWED FROM PUBLIC ACCESS AREA

PLANNING PRIORITY 7 – EMBRACE OUR HERITAGE AND CULTURAL IDENTITY

Overview

The Wiradjuri people are the Traditional Owners and custodians of all lands within and surrounding the Griffith LGA. The Wiradjuri nation is the largest nation of Aboriginal people in Australia.

Griffith has a vibrant Aboriginal community and Council fosters strong and positive links with the local community.

Council recognises Aboriginal people in the history and growth of Griffith and its surrounding villages. As such, Council acknowledges the Wiradjuri people as the traditional owners of the land and pays respect to Wiradjuri Elders past, present and future, and respects Wiradjuri cultures and traditions and connection to the Land.

In 2019, Griffith City Council endorsed a Reconciliation Action Plan with the following vision:

“To foster an inclusive community that supports the interests of Aboriginal and Torres Strait Islander peoples and their aspirations for the future. A community where citizens, business and community organisations are committed to reconciliation.”

This vision will be front of mind when Council prepares or amends any planning documents.



FIGURE 21:
PARTICIPANTS
IN GRIFFITH
CENTENARY
PARADE



FIGURE 22: PERFORMANCE AT THE LAUNCH OF THE WARRANGESDA EXHIBITION

Strategy 7.1 – Identify and Protect Aboriginal Cultural Heritage

ACTION 7.1A – UPDATE HERITAGE STUDY AND IDENTIFY NEW ABORIGINAL CULTURAL HERITAGE ITEMS OR SITES FOR INCLUSION IN SCHEDULE 5 OF THE GLEP (SHORT TERM)

In consultation with the Griffith Local Aboriginal Land Council (LALC), the Griffith Heritage Study should be updated to identify additional Aboriginal Cultural Heritage Items for inclusion in Schedule 5 of the Griffith LEP

ACTION 7.1B - PREPARE AN ABORIGINAL INTERPRETATION STRATEGY (MEDIUM TERM)

Council will investigate the preparation of a strategy to require Council and developers to consider incorporating Aboriginal themed artwork, place naming, planting and other cultural features when designing buildings in a public space or adjacent to the public domain. The strategy would be created in consultation with the LALC and Aboriginal community members. The history of the Wiradjuri people is an important part of the story of Griffith. It is important that the history and stories of the Wiradjuri people are reflected in the built environment of Griffith.

ACTION 7.1C – SUPPORT LALC DEVELOPMENT PROPOSALS (ONGOING – SHORT TERM)

Council will work with the LALC to implement proposals identified in the LALC's 2019 Strategic Plan through changes to the LEP and DCP. Council will also examine LALC land holdings' land use zoning to appropriately reflect their current use and potential development opportunities

Strategy 7.2 – Identify and Protect European Heritage

ACTION 7.2A – UPDATE HERITAGE STUDY AND IDENTIFY NEW ITEMS FOR INCLUSION IN SCHEDULE 5 OF THE LEP (SHORT TERM)

The Griffith's Heritage Study was prepared in 2004 and made several recommendations regarding the inclusion of items or conservation areas in the GLEP. In 2014, Council contacted landowners of each of the recommended heritage items and discussed the inclusion of the item in the GLEP. In consultation with key stakeholders, landowners and Heritage NSW, Council will carry out a review of the Heritage Study and the recommendations made within it. Council will also look to increase the number of heritage conservation areas in Griffith to ensure development is sensitive to heritage qualities.

connectivity

linking Griffith
to the world



PLANNING PRIORITY 8

Create a smart, connected, productive city

PLANNING PRIORITY 9

A regional centre for health, education and services

PLANNING PRIORITY 10

Support development around key corridors and entrances

THEME 3 – LINKING GRIFFITH TO THE WORLD

Overview

Griffith has been identified as a Regional City in the Riverina Murray Regional Plan, which is defined as:

A place that has the largest commercial component of any location in the region and that provides a full range of higher-order services, including hospitals and tertiary education services.

As a Regional City, Griffith supports a population of over 60,000 residents in Western Riverina for several commercial and high order services. It is therefore important that Griffith ensures that that a facilitative planning framework is available for key service providers to locate or expand facilities in Griffith. A Master Planned Health and Education Precinct around the Griffith Base Hospital and St. Vincent's Private Community Hospital would increase Griffith's prominence as a regional centre for health and education. Removing red-tape in the development assessment process for key health and education infrastructure should also be considered.

350,000 visitors arrive in Griffith each year. The implementation of Griffith's Entrance Strategy would be an important factor to ensure these visitors are welcomed with attractive entrances surrounded by appropriate land uses. In recent years, Griffith has prioritised the establishment of industrial link roads or "by-pass routes" to relieve urban roads from the strain of heavy vehicles. These new by-pass corridors connect with the classified road network at key crossroads. Reviewing the development potential of lands around crossroads can take advantage of these strategic locations and more efficiently connect Griffith's products with other city's and ports.

Improving the accessibility of the Griffith CBD from residential areas and villages by way of road connections, footpaths and cycleways is an important priority for Council. The relocation of the freight terminal and the extension of Yambil Street would open up additional connections to existing and new residential areas.

Griffith is also considered a Regional City Transport Hub in TfNSW's Regional Services and Infrastructure Plan.

PLANNING PRIORITY 8 – A REGIONAL CENTRE FOR HEALTH EDUCATIONAL AND SERVICES

Overview

The Riverina Murray Regional Plan recognises Griffith as a regional hub for health and education. The Regional Plan specifically recommends an action to establish health precincts around hospitals in regional cities and a priority to:

Support the establishment of a health precinct around Griffith Base Hospital and St Vincent's Private Community Hospital.

It is crucial that the development of the health precinct in Griffith is a collaborative effort involving Council, the Murrumbidgee Local Health District (MLHD), Health Infrastructure NSW, tertiary institutions and the primary education facilities located in the proposed precinct.

Master Planning of the precinct will be crucial to ensuring the coordinated and efficient development of the precinct.

The expansion of the Griffith Base Hospital and the continued use of the St. Vincent's Private Hospital will play a pivotal role in

the development of the precinct. The continued expansion of tertiary campuses in Griffith will also support the precinct.



FIGURE 23: PROPOSED GRIFFITH BASE HOSPITAL REDEVELOPMENT



FIGURE 24: ARTIST IMPRESSION OF THE REDEVELOPED GRIFFITH BASE HOSPITAL

The \$250 million Griffith Base Hospital Redevelopment involves the planning, design and delivery of a hospital designed to meet the needs of Griffith and the surrounding communities both now and into the future

Strategy 8.1 – Establish a Health Precinct

ACTION 8.1A – SEEK FUNDING FOR AND PREPARE A MASTER PLAN FOR THE HOSPITAL PRECINCT (SHORT TERM)

Several other major regional centres have been supported by DPIE and NSW Health to prepare a Master Plan for their health precincts. Council will continue to seek funding to collaboratively prepare a Health Precinct Master Plan from the State government.

ACTION 8.1B – ENCOURAGE AND PROMOTE TERTIARY EDUCATIONAL INSTITUTIONS TO LOCATE IN THE HOSPITAL PRECINCT (ONGOING – SHORT TERM)

In preparing the Health Precinct Master Plan, Council will work closely with existing and additional tertiary educational institutions to develop or expand within the precinct.

ACTION 8.1C – SUPPORT AND PROVIDE HOUSING OPTIONS FOR MEDICAL STAFF WITHIN OR IN PROXIMITY TO THE HOSPITAL PRECINCT (SHORT TERM)

The Health Precinct Master Plan would also provide development controls to support diverse housing options for medical staff based on their needs including the provision of suitable sites for short stay accommodation, housing share options, new generation boarding houses and unit development.

Strategy 8.2 – Encourage the expansion of existing TAFE and tertiary education facilities and the location of new facilities

ACTION 8.2A – ENCOURAGE THE EXPANSION OF THE TAFE CAMPUS, ENROLMENTS AND COURSE AREAS (SHORT TERM)

Council will work with TAFE to support the physical expansion and increase in use of the TAFE campus. Council will ensure that planning controls and provisions around the TAFE campus allow supportive and compatible uses.

ACTION 8.2B – SUPPORT THE LOCATION OF ADDITIONAL TERTIARY CAMPUSES (ONGOING – SHORT TERM)

To advocate for additional educational opportunities for Griffith residents, Council will actively work with Federal and State Government Agencies, service providers and community groups.

ACTION 8.2C - REVIEW THE GLEP'S PROVISIONS ON LAND NEAR HEALTH AND EDUCATION FACILITIES TO ENSURE ABILITY TO EXPAND, INTENSIFY AND LOCATE SUPPORTIVE USES (SHORT TERM)

This represents one of the key actions to support the creation of a health precinct. Council will also review the relevant planning controls and zoning of other existing health and educational facilities to support expansion and the location of supportive uses in close proximity.

Strategy 8.3 – Improve internet connectivity throughout the LGA

ACTION 8.3A – SUPPORT THE ROLE OUT OF ADDITIONAL MOBILE PHONE NETWORKS AND THE NBN (ONGOING)

Griffith's remote location creates some issues for mobile phone and internet connectivity. Blackspots exist in some rural and village areas which need to be addressed. Council will support additional mobile phone and internet infrastructure to ensure Griffith is connected to the world.

ACTION 8.3B – ENSURE NEW DEVELOPMENT IS SUPPORTED BY ADEQUATE PROVISIONS FOR INTERNET CONNECTION (ONGOING)

Council will ensure that adequate provisions are made for internet connections in new developments.

PLANNING PRIORITY 9 – SUPPORT DEVELOPMENT AND BEAUTIFICATION OF KEY ENTRANCES AND CORRIDORS

Overview

Griffith is a beautiful and unique city. Visitors have commented that the city emerges as an oasis from the harsh surrounding environment. While Griffith is a dynamic and growing regional centre, its entrances poorly reflect the identity and character of the region and fail to leave a positive image on people visiting the area. This has been further reiterated in the 2013/14 Griffith Community Survey, revealing 43% of people surveyed were less than satisfied with the presentation of the city entrances.

Council has identified the importance of entrances into Griffith in the preparation of the Griffith Entrance Strategy 2018. The implementation of this strategy, including seeking funding for beautification, landscaping and signage will play an important role in improving Griffith's entrances.

Commercial and open space development should also be supported around Griffith's entrances through a review of existing zonings.

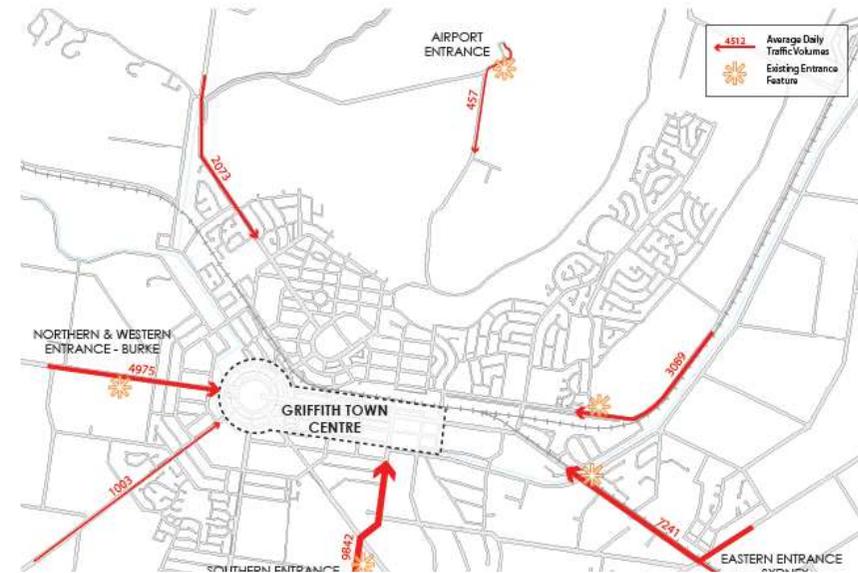


FIGURE 25: GRIFFITH ENTRANCES AND AVERAGE DAILY TRAFFIC VOLUMES



FIGURE 26: GRIFFITH AIRPORT SIGNAGE INSTALLED AS PART OF THE GRIFFITH ENTRANCE STRATEGY

Strategy 9.1 – Provide more visually appealing and functional entrances

ACTION 9.1A – IMPLEMENT THE GRIFFITH ENTRANCE STRATEGY (SHORT TERM)

The Griffith Entrance Strategy is a long-term plan for the enhancement of Griffith's entrances. The document establishes a coordinated vision, guiding principles and program for improving and enhancing entrances.

Walter B. Griffin's originally envisaged Griffith to be a city of tree-lined boulevards. While this vision can be seen along the main street and canal, it is poorly defined at Griffith's entrances. Trees lined along the entrance of a city can make for a picturesque entrance and identify to visitors that they are about to arrive at



FIGURE 27: ARTIST IMPRESSION OF THE SOUTHERN ENTRANCE (JONDARYAN AVENUE) INTO GRIFFITH



FIGURE 28: ARTIST IMPRESSION OF THE EASTERN ENTRANCE (MACKAY AVENUE) INTO GRIFFITH

somewhere significant. The Griffith Entrance Strategy provides designs of Griffith's major entrances including:

- Kidman Way / Jondaryan Avenue Mackay Avenue
- Kidman Way / Griffith Avenue
- Griffith Airport

Intermediate entrances including:

- Rankin Springs Road / Wakaden Street
- Boorga / Wyangan Avenue

Strategy 9.2 – Zone lands to take advantage of key transportation corridors and entrances to Griffith and Villages

ACTION 9.2A – INVESTIGATE ZONING OF LAND AROUND GRIFFITH ENTRANCES (SHORT TERM)

The Griffith Entrance Strategy also recommended a review of the zoning of lands around key entrances. The Structure Plan has recommended investigating the re-zoning of lands around the entrances and along key transportation corridors.

ACTION 9.2B – PROVIDE DEVELOPMENT CONTROLS TO PROMOTE GOOD URBAN DESIGN FOR NEW DEVELOPMENT NEAR ENTRANCES AND ALONG KEY TRANSPORTATION CORRIDORS (SHORT TERM)

Council will create a new Business Lands DCP which includes site specific development controls around entrances to implement the recommendations of the Griffith Entrance Strategy.

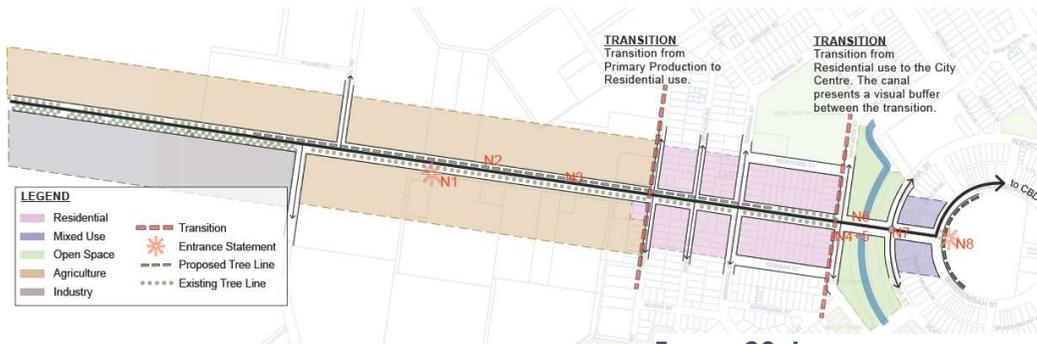
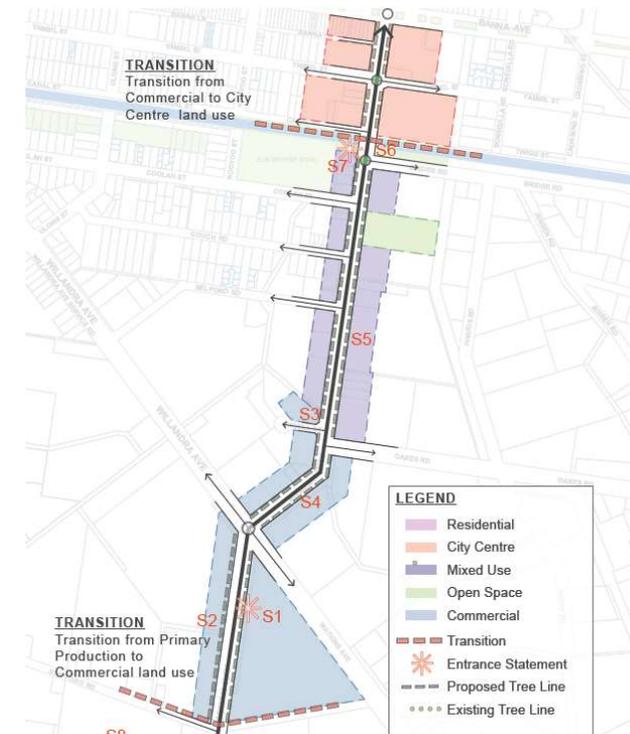
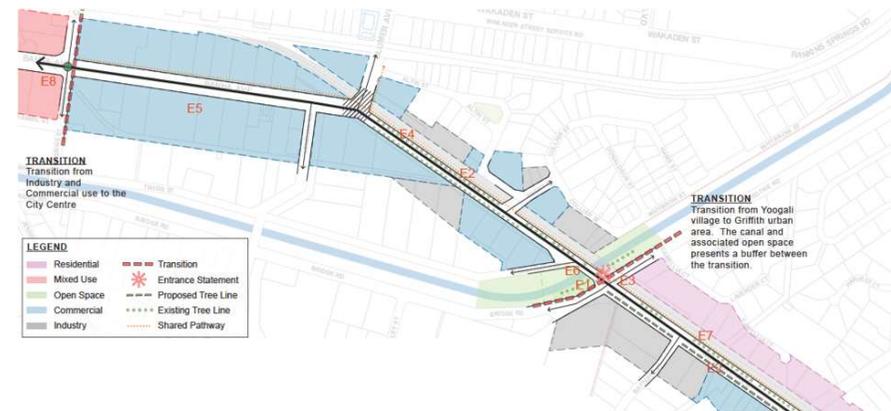


FIGURE 29: LAND USE REVIEW OF GRIFFITH'S ENTRANCES

PLANNING PRIORITY 10 – CONNECT THE CBD AND EMPLOYMENT LANDS WITH RESIDENTIAL AREAS

Overview

The location of the existing freight terminal, Griffith's main canal infrastructure and poor connectivity in the footpath network has disconnected the CBD from surrounding residential areas.

Linking residential areas with the CBD by road, cycleway and footpath network would increase ease of transport, walkability and facilitate alternative transportation choices to get to and from work. Good connectivity between Griffith's residential areas and the CBD would also support the sustainability of Griffith's businesses.

Increasing residential densities near the Griffith CBD, as previously recommended in this LSPS, would also increase the population within walking distance of shops, services, restaurants and cafes and supermarkets.

Strategy 10.1 – Create additional road connections in Griffith's core

ACTION 10.1A – EXTEND YAMBIL STREET (MEDIUM TERM)

See Action 1.3A

ACTION 10.1B – CREATE ADDITIONAL ROAD CONNECTIONS FROM NORTH GRIFFITH TO THE CBD (MEDIUM - LONG TERM)

The existing freight terminal acts as a barrier between the North Griffith residential area and the CBD. There are presently only

two vehicle or pedestrian crossings of the rail line (Crossing Street and Ulong Street). As part of the master planning of the freight terminal lands, additional connections between North Griffith and the CBD should be prioritised

Strategy 10.2 – Provide safe and efficient roads and intersections

ACTION 10.2A – MODEL THE EXISTING AND FUTURE LEVEL OF SERVICE OF KEY INTERSECTIONS (MEDIUM – LONG TERM)

Several key intersections should continue to be modelled and investigated by Council and TfNSW to ensure ease of travel between areas of Griffith. Where intersection performance is demonstrated as being poor, improvements should be investigated to decrease wait times and increase safety.

ACTION 10.2B – STRATEGICALLY PLAN THE LOCATION OF ACCESSES FROM THE CLASSIFIED AND ARTERIAL ROADS (MEDIUM TERM)

Limiting the number of accesses from classified and arterial roads including the Kidman Way, Burley Griffith Way, Banna and Mackay Avenue's and the new SILR is an important consideration in ensuring the safety and efficiency of Griffith's road network. In consultation with the TfNSW, Council will develop an access plan for development lands along key transportation networks.

love the lifestyle

a great place
to live



PLANNING PRIORITY 11

Enable access to diverse housing options

PLANNING PRIORITY 12

Provide facilities to support an active and healthy lifestyle

PLANNING PRIORITY 13

Revitalize and grow the villages

PLANNING PRIORITY 14

Respect , protect and improve our open spaces

THEME 4 – A GREAT PLACE TO LIVE

Overview

Providing a diverse range of housing options is an important priority for Council. The Griffith Housing Strategy identified a crucial need for alternative housing options, especially affordable housing.

By providing greater housing choice for our community, we can meet the housing needs of increasingly diverse residents and families (such as young families, students and retirees) throughout their life. Housing diversity also encourages active lifestyles, increases the number of people living and working close to jobs, services and amenities as well as managing greenfield growth pressures.

Griffith is one of Australia's most vibrant and cosmopolitan centres. Griffith exudes a rich blend of cultures and traditions with more than seventy nationalities adding to our cultural tapestry including Italian, Indian, Afghani and Pacific Communities.

A key priority for Griffith is to provide enviable access for its residents to open space and recreational facilities. Griffith contains several parks, sporting facilities and recreational spaces. Griffith will strive to ensure these places are continually improved and new growth areas provide additional places to promote an active and health lifestyle for residents and visitors.

Arts, culture and creativity play an integral role in sustaining vibrant and healthy communities. Council is seeking to increase artistic and creative participation for its community through its flagship cultural institution – the Griffith Regional Theatre.

Our tourism industry plays a key role in Griffith's economy. There are over 301 tourism businesses in Griffith and tourists spend over \$100 million in Griffith each year.

PLANNING PRIORITY 11 – ENABLE ACCESS TO DIVERSE HOUSING OPTIONS

Overview

Housing diversity provides a mix of types, sizes and tenure options of homes in a choice of locations. A diversity of housing is important to attract new residents to the area as well as allowing residents to relocate within their local area and stay connected to community services, friends and family whilst achieving the lifestyle they desire at different life phases and economic circumstances.

Dwellings in Griffith are predominantly detached dwellings (82.8%). However, the proportion of flats, units and apartments at 11.3% is well above the rest of NSW at 7.8%.

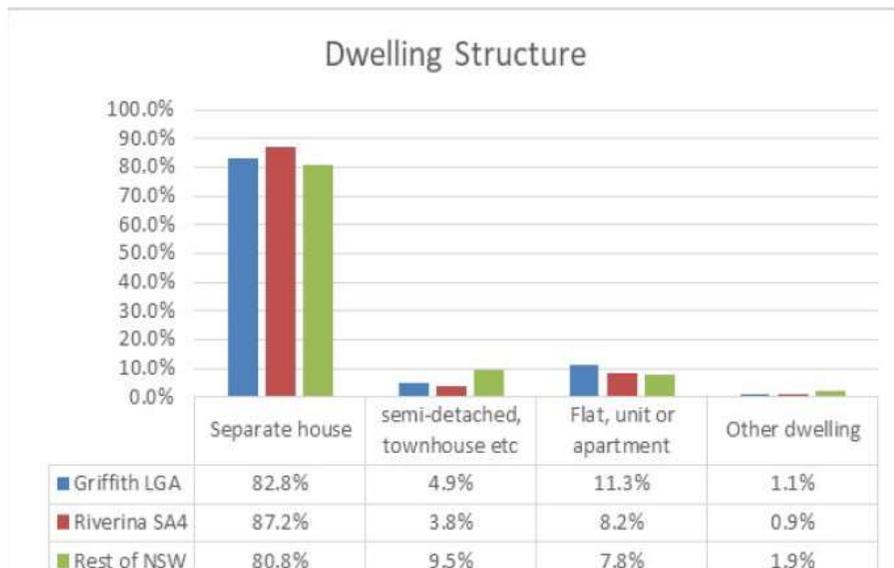


FIGURE 30: DWELLING TYPES - GRIFFITH, RIVERINA AND NSW

Griffith's Housing Strategy focused on affordable housing and housing diversity. The background papers to the Housing Strategy found there was a lack of housing options for homebuyers and renters. In particular, there is a lack of smaller units in residential flat buildings, seniors housing, multi-dwelling housing, boarding houses and single dwellings on smaller lots.

Based on a projected growth rate of around 0.7%, the Housing Strategy identified that Griffith would need at least 1,744 new dwellings by 2036. Based on the projected demographic trends, including an increase in retirees and young professionals, the Housing Strategy identified that 929 dwellings would be required for smaller households (one and two people) and 585 dwellings for larger family households.

Based on existing trends in housing construction in Griffith, there presently is and will continue to be a shortfall of smaller dwellings unless there is some intervention.

Dwelling	Number (2016)	Equivalent Households (2016)	Equivalent Households (2036)	Potential Surplus/ Shortfall (2036)
Smaller (2 bedroom or less)	1,950	5,390	6,480	-4,530
Larger (3 bedroom or more)	8,460	5,020	5,674	+2,786
Total	10,410	10,410	12,154	-1,744

FIGURE 31: POTENTIAL SURPLUS AND SHORTFALL OF LAND FOR DWELLING TYPE

Strategy 11.1 – Public Private Partnerships (PPP) with Housing Providers to increase affordable housing

ACTION 11.1A – COMPLETE THE GRIFFIN GREEN DEVELOPMENT AS A MODEL FOR PPP'S AND AFFORDABLE HOUSING (SHORT TERM)

The Griffin Green project was created in direct response to recommendations made in the Housing Strategy to immediately create additional affordable housing options in Griffith through PPP's.

The Griffith Green development will revitalise the Pioneer area of Griffith and create additional affordable housing options through a PPP with a CHP funded partially through grants from the Federal government.

ACTION 11.1B – INVESTIGATE ADDITIONAL PROJECTS, FUNDING MECHANISMS AND STRATEGIES THROUGH PPP TO INCREASE AFFORDABLE HOUSING SUPPLY (MEDIUM TERM)

Council is actively pursuing additional PPP's to redevelop lands in Griffith for affordable housing and will continue to do so until an adequate supply is met. Council will also apply for additional grant funding to support new projects and initiatives when it becomes available.

Strategy 11.2 – Promote housing diversity to be implemented in new developments

ACTION 11.2A – INVESTIGATE POLICIES AND DEVELOPMENT CONTROLS TO REQUIRE NEW DEVELOPMENT TO CATER FOR HOUSING DIVERSITY (SHORT TERM)

Griffith's Residential DCP permits 25% of new greenfield subdivisions to contain medium density housing. Council will investigate other avenues to support housing diversity in new subdivisions.

The Low-Rise Housing Diversity Code has been released by the State government to support medium density development and increased housing options in residential areas. Council should promote the use of this Code in appropriate residential areas.

ACTION 11.2B – REMOVE IMPEDIMENTS TO HOUSING DIVERSITY IN PLANNING CONTROLS (ONGOING – SHORT TERM)

Council will review the provisions in the GLEP, look at best practices and find new ways to support housing diversity through LEP provisions, including:

- Lot size averaging in new residential subdivision
- Promote the use of Concept Proposals to inform the location of medium density development and use of existing LEP provisions supporting multi-dwelling development
- Review zoning of land around the CBD and implement appropriate Floor Space Ratio (FSR) controls
- Permit concessions to development controls for affordable housing developments

- Reduce lot sizes in village zones

Strategy 11.3 – Ensure land is available for a range of residential development on varied lot sizes

ACTION 11.3A – UTILISE THE R2 – LOW DENSITY RESIDENTIAL AND THE R3 – MEDIUM DENSITY STANDARD INSTRUMENT ZONE CATEGORIES (SHORT TERM)

Griffith's urban areas contain only two types of residential zones – R1 – General Residential and R5 – Large Lot residential. In general, new Urban Release Areas provide lot sizes in the R1 zone of around 700m², while lots within the R5 zone are 3000 - 4000 m². Council will review the zoning of existing residential lands to investigate rezoning to other zone categories.

Council also identified in 2014, during the endorsement of GLEP that lands to the east of Collina should be investigated as a low-density residential area in the future. Previous Council Land Use Strategies also identified these lands for future investigation for residential development and in 2002 the lands were zoned 1(d) Investigation in the Griffith Local Environmental Plan 2002.

The future development of these lands for low density residential purposes would effectively 'round out' the Griffith urban area and provide additional residential lands within 2 km of Griffith's CBD.

ACTION 11.3B – REVIEW THE SUPPLY AND DEMAND FOR R5 ZONED LAND AND INVESTIGATE THE RELEASE OF ADDITIONAL LANDS IN CLOSE PROXIMITY TO URBAN AND VILLAGE AREAS (SHORT TERM)

R5 – Large Lot Residential zoned land is a popular alternative to a standard urban lot in Griffith and caters for families seeking larger lots in close proximity to urban and village areas and not surrounding by agricultural enterprises which could cause land use conflict. Demand for R5 zoned land in Griffith has been increasing in recent years and this trend is expected to continue based on demographic trends and the thriving economy of Griffith.

Some existing R5 zoned lands, zoned in either 1994 or 2002 have not been developed and are located in less attractive locations than other services lands closer to urban and village areas.

Council will carry out a review of R5 zoned land in Griffith with a view of releasing additional lands for large lot residential in identified investigation areas (refer to the Structure Plans).

PLANNING PRIORITY 12 – PROVIDE FACILITIES TO SUPPORT AN ACTIVE AND HEALTHY LIFESTYLE AND FACILITIES FOR ARTS, CULTURE AND TOURISM

Overview

Griffith is a sporting community which includes high quality public and private sporting facilities which are used for local, regional and State-wide competition. Some facilities require upgrading and modernisation and additional sporting facilities are required to support the Griffith sporting community. Council will continue to support the Griffith sporting community and promote Griffith as a regional sports centre.

Arts, culture and creativity play an integral role in sustaining vibrant and healthy communities. Council is seeking to increase artistic and creative participation for its community through its flagship cultural institution – the Griffith Regional Theatre which is poised to lead the way in delivering a high quality artistic offering that is innovative, relevant and accessible, experimental, engaging and responsive. Council will continue to invest to grow the Regional Theatres reach, build audiences and connect the community to artists and art by encouraging and enabling collaborations.

Council's Tourism Department coordinates marketing and promotional activities, attracts major sporting events and organises annual festivals and events that increase overnight visitation and economic growth in our region.



data source: Tourism Research Australia 2018

Strategy 12.1 – Griffith as a regional sports centre

ACTION 12.1A – PLAN AND INVEST IN EXISTING AND NEW SPORTS FACILITIES (MEDIUM TERM)

Council will continue to invest in its existing sporting facilities and investigate the need for new or redeveloped facilities. Council is presently constructing a new Regional Sports Precinct at Westend Oval. The Precinct will lead to new state-of-the-art sporting facilities for basketball, cricket, football, netball, hockey, badminton and athletics, creating a truly Regional Sports Hub. The construction of a new 50 m swimming pool at the Griffith Regional Aquatic Leisure Centre will also improve Griffith's prominence as a sports centre.

Council will investigate the need to provide new facilities or redevelop other existing sports facilities and seek Federal, State and private funding partners.

ACTION 12.1B – PROMOTE GRIFFITH AS A LOCATION FOR MAJOR SPORTS EVENTS (ONGOING)

Council will actively promote Griffith as a location of major sporting events including professional games, tournaments and State competitions.

Council will review existing events policies to ensure they are based on best practices and assist event organisers plan safe, efficient and inclusive events.

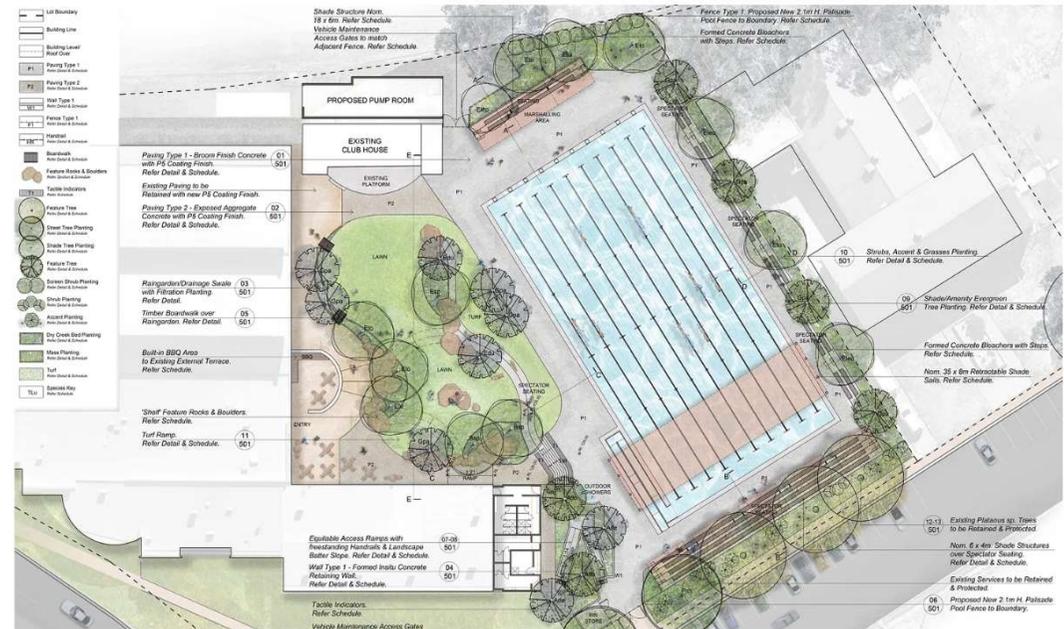


FIGURE 32: CONCEPT PLAN FOR ADDITION TO GRIFFITH REGIONAL AQUATIC AND LEISURE CENTRE

Strategy 12.2 – Celebrating the arts and culture

ACTION 12.2A – PROMOTE THE USE OF GRIFFITH'S CULTURAL FACILITIES (ONGOING)

Council will continue to promote and encourage the use of Griffith cultural facilities including:

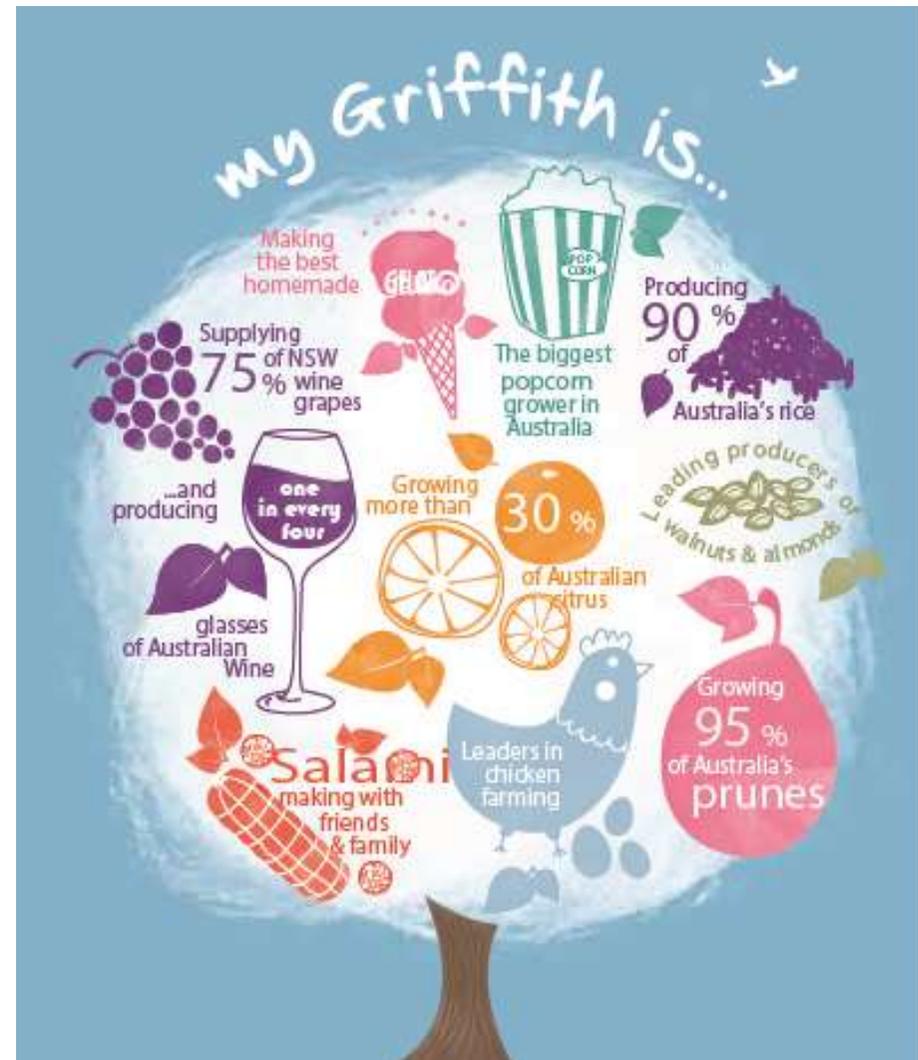
- Griffith Regional Art Gallery – the regional art gallery of the Western Riverina showcasing an annual exhibition program of between 8-10 exhibitions.
- Griffith Regional Theatre - the premier arts facility in Western NSW, it has a 525-seat auditorium, 120 seat cabaret space, foyer and bar area.

Council will ensure planning provisions and development controls are supportive of the use of existing and future cultural facilities,

ACTION 12.2B – EXPLORE NEW OPPORTUNITIES FOR TOURISM AND EVENTS (SHORT TERM)

Our tourism industry plays a key role in Griffith's economy. There are over 301 tourism businesses in Griffith and tourists spend over \$100 million in Griffith each year.

Council will continue to explore new opportunities for tourism including reviewing GLEP provisions and controls to support a diverse range of uses and tourist and visitor accommodation.



Strategy 12.3 – Griffith as an accessible and liveable community

ACTION 12.3A – CONSTRUCT ADDITIONAL FOOTPATHS AND CYCLEWAYS IN ACCORDANCE WITH GRIFFITHS PAMP (SHORT TERM)

Griffith's Pedestrian Access Mobility Plan (PAMP) provides a plan for a comprehensive network of footpaths and shared paths to support active lifestyles.

Council should progressively implement the PAMP and require new developments to provide the necessary public domain infrastructure to support accessibility (footpaths, pram ramps, shared paths and landscaping).

ACTION 12.3B – ENSURE NEW DEVELOPMENT, INCLUDING COUNCIL'S MAJOR PROJECTS PRIORITISE ACCESSIBILITY (ONGOING)

Council will ensure that new developments and major projects are designed to prioritise accessibility in accordance with Commonwealth and State legislation, Australian Standards and Council development controls and policies.

ACTION 14.3C - ENCOURAGE URBAN ENVIRONMENTS THAT FOSTER STRONG AND LIVEABLE COMMUNITIES AND ARE COMPATIBLE WITH HEALTH DESIGN PRINCIPLES (SHORT TERM)

Council will support the health and wellbeing of the community through Master Planning (including that of key public spaces) and encouraging healthy urban design outcomes, particularly for children, seniors, and people with a disability are built into new developments and major projects.

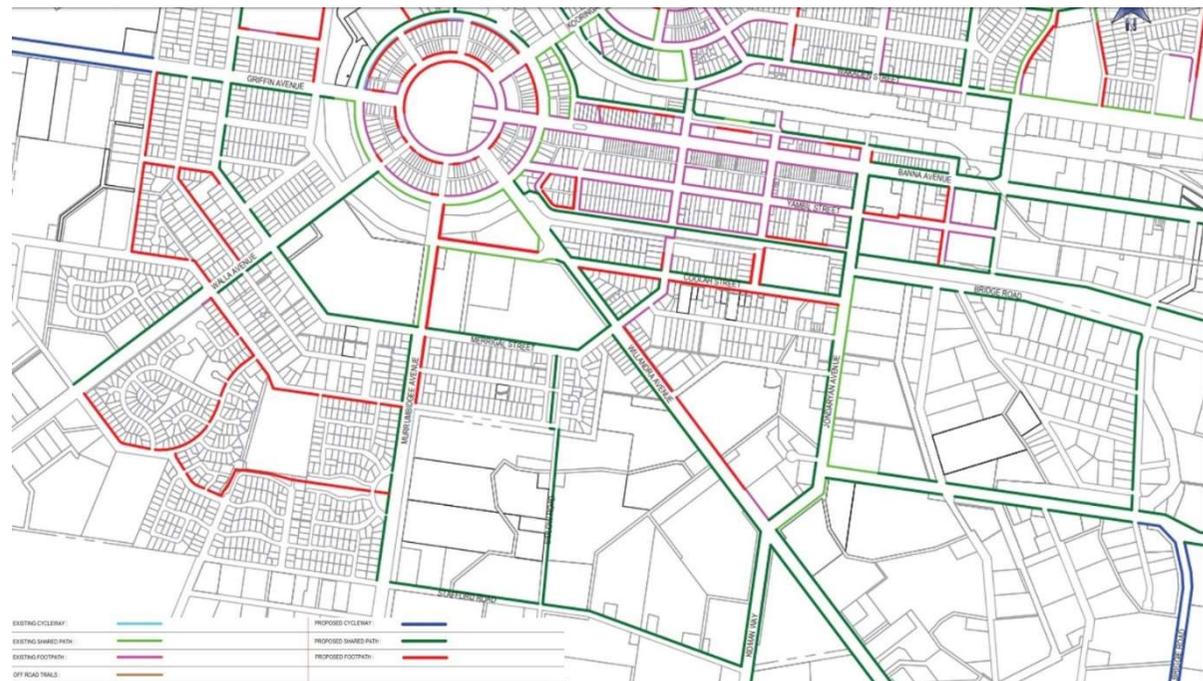


FIGURE 33: GRIFFITH PEDESTRIAN ACCESS AND MOBILITY PLAN – CBD AND SOUTH GRIFFITH

PLANNING PRIORITY 13 – REVITALIZE AND GROW THE VILLAGES

Overview

Griffith contains several villages within the LGA, including:

- Beelbangera (Population: 311)
- Bilbul (Population: 672)
- Hanwood (Population: 1,490)
- Lake Wyangan (Population: 901)
- Nericon (Population: 309)
- Tharbogang (Population: 676)
- Yenda (Population: 1,503)
- Yoogali (Population: 927)

These villages offer attractive locations for housing and business. Some villages are located near large employment generating uses including poultry processing in Hanwood and wineries in Yenda and Bilbul.

In 2013, the Griffith Land Use Strategy: Beyond 2030 identified new growth areas in Griffith's larger serviced villages including: Hanwood, Lake Wyangan and Yenda. Council is nearing completion of a Master Plan for Lake Wyangan to progressively release new residential, commercial and open space lands to support the growth of Griffith. Growth areas were also identified in Yenda and Hanwood. These areas are yet to be developed. Since 2014, Council has completed a new Main Drain J and Mirrool Creek Flood Study, which provided more certainty regarding the potential flood impacted lands in Yoogali based on the 2012 floods. Additional residential growth areas or infill areas in Yoogali should be investigated.

To support the growth in the villages' residential population additional commercial and employment uses should also be promoted by Council.

Strategy 13.1 – Provide new growth areas in Yoogali

ACTION 13.1A – INVESTIGATE THE REZONING OF LANDS IN YOOGALI (SHORT TERM)

Yoogali is strategically located at the crossroads of several key roads including: Irrigation Way, Burley Griffin Way, Mackay Avenue and the new SILR which connects to the Kidman Way to the west. Council will facilitate the zoning of lands around these crossroads for commercial, village and business corridor purposes.

ACTION 13.1B – PROMOTE DEVELOPMENT OF VACANT INFILL LANDS IN YOOGALI (SHORT TERM)

Yoogali is well connected to both water and sewer infrastructure and has good connections to Griffith's arterial road network. Pockets of land in Yoogali between the existing Village and Gardiner Road which are zoned R5 should be zoned RU5 – Village to increase the serviced housing supply in the village. Council should prepare a Master Plan for the village expansion areas to ensure development occurs in a coordinated and efficient manner and is supported by DSP's and contribution plans.

Strategy 13.2 – Master Plan village growth areas

ACTION 13.2A – PREPARE MASTER PLANS FOR GROWTH AREAS IN HANWOOD AND YENDA (SHORT TERM)

Council will prepare Master Plans for the growth areas in Hanwood and Yenda in consultation with landowners and the community. Key to this Master Planning exercise will be the preparation of equitable contribution plans to ensure key infrastructure is provided.

ACTION 13.2B – FINALISE AND IMPLEMENT THE MASTER PLAN FOR THE GROWTH OF LAKE WYANGAN (SHORT TERM)

Council will finalise the Master Plan for the Lake Wyangan growth area and prepare contribution plans and DSP's to facilitate new development proposals in 2021.

PLANNING PRIORITY 14 – RESPECT, PROTECT AND IMPROVE OUR OPEN SPACES

Overview

A network of quality designed and maintained open space contributes to Griffith's character and identity. Open space provides essential green infrastructure that assists the community in dealing with flooding and pollution. It establishes vital sporting facilities and recreational land for a community dealing with increasing obesity and cardiovascular disease. Further, it supplies a variety of natural environments and wildlife habitats to give the community a better quality of life.

Open space is instrumental in facilitating social inclusion and cohesion and promoting community health and wellbeing.

Council has a large network of public open spaces and is committed to ensuring these spaces are well connected via pedestrian and cycle networks through the implementation of the PAMP.

Griffith's strong network of open space and sporting infrastructure also facilitates the creation of a healthy community and provides a solid base on which to capitalise and build to support future growth in the city.



FIGURE 34: ENTICKNAP PARK REDEVELOPMENT



FIGURE 35: KIDS AT CITY PARK

Strategy 14.1 – Upgrade parks and open spaces for a diverse and growing population

ACTION 14.1A – IMPLEMENT COUNCIL'S PLAYGROUD STRATEGY (ONGOING)

Council prepared a Playground Strategy in 2013 to direct the provision and management of playgrounds within the Local Government Area. Essentially, the strategy seeks to “provide a diverse and experiential spread of quality play experiences for the community in a sustainable and economic manner”.

It is the understanding of Council that quality playgrounds and play areas can significantly contribute to the physical health and increase the social connection that help develop a healthy and connected community. Playgrounds also play a pivotal role in the development of children, encouraging an increasing number of social connections and developing cognitive and problem-solving skills. Council faces a range of challenges as several playgrounds have deteriorating equipment and there is increasing financial restraint. There is also increasing concern over potential litigation that surrounds public open space, particularly playgrounds. However, playgrounds provide significant community benefit and it is Council's priority to establish a clear direction in the design, provision and maintenance of playgrounds. The Strategy states that the provision of cost-effective playgrounds necessitates extensive community engagement. The strategy looks at introducing alternative play environments such as nature-based and

contextual-based play to increase Council's diversity of play while also promoting environmental sustainability.

Council will progressively implement the Playground Strategy and ensure Contributions Plans are updated to provide the necessary funds.

ACTION 14.1B – ENSURE ALL PUBLIC SPACES ARE SUITED TO THE LOCAL CLIMATE AND ENVIRONMENT TO REDUCE URBAN HEAT AND ENHANCE BIODIVERSITY (ONGOING)

New and redeveloped public spaces should maximise urban shade by protecting existing trees, incorporating appropriate landscaping, and increasing planting in open space areas.



FIGURE 36: REDEVELOPED CITY PARK - A REGIONAL PARK

Strategy 14.2 – Create high quality accessible open spaces

ACTION 14.2A – CREATE DEVELOPMENT CONTROLS WHICH ENSURE NEW DEVELOPMENTS PROVIDE ADEQUATE OPEN SPACE (SHORT TERM)

Council will ensure development controls are created which guide the siting, design and scale of new open spaces in residential development and growth areas.

ACTION 14.2B - INVESTIGATE ALTERATIONS TO CONTRIBUTIONS PLANNING AND SEEK ALTERNATIVE FUNDING MECHANISMS TO DELIVER HIGH-QUALITY OPEN SPACE AND FACILITIES (SHORT TERM)

Council will review the existing 7.12 Contribution Plan to ensure new open spaces and the redevelopment of existing open

ABBREVIATIONS

ABS	AUSTRALIAN BUREAU OF STATISTICS
CBD	CENTRAL BUSINESS DISTRICT
CSP	GRIFFITH COMMUNITY STRATEGIC PLAN
DCP	DEVELOPMENT CONTROL PLAN
DPIE	DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT
DSP	DEVELOPMENT SERVICING PLAN
EP&A ACT	ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
GLEP	GRIFFITH LOCAL ENVIRONMENTAL PLAN 2014
LALC	GRIFFITH LOCAL ABORIGINAL LAND COUNCIL
LGA	LOCAL GOVERNMENT AREA
LSPS	LOCAL STRATEGIC PLANNING STATEMENT
MI	MURRUMBIDGEE IRRIGATION
RMRP	RIVERINA MURRAY REGIONAL PLAN
RMS	ROADS AND MARITIME SERVICES (NOW TFNSW)
TFNSW	TRANSPORT FOR NEW SOUTH WALES
WSUD	WATER SENSITIVE URBAN DESIGN

THEME 1 – A THRIVING ECONOMY

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		Strategy 1.2 - Redevelop the former railway lands in the CBD	<ul style="list-style-type: none"> Action 1.2a – actively pursue the relocation of the existing freight terminal (short Term) Action 1.2b – prepare a master plan for the freight terminal site (medium term)
		Strategy 1.3 – Remove impediments to development near Griffith's CBD	<ul style="list-style-type: none"> Action 1.3a – extend Yambil Street to increase frontage (medium term) Action 1.3b – develop contributions plans and master plans for large portions of vacant lands (medium term)
	PLANNING PRIORITY 2 – STRENGTHEN AND GROW EMPLOYMENT LANDS	Strategy 2.1 – Maintain and revitalize commercial areas	<ul style="list-style-type: none"> Action 2.1a – support additional residential and mixed-use lands in close proximity to the CBD (short term) Action 2.1b – Retain the Banna Avenue commercial core (ongoing) Action 2.1C - Implement the CBD strategy (ongoing)
		Strategy 2.2 – Identify new industrial lands and support the expansion of rural industrial areas	<ul style="list-style-type: none"> Action 2.2a – prepare an Industrial Lands Strategy (short term) Action 2.2b – investigate the re-zoning of additional lands around existing large-scale rural industries (short term)
	PLANNING PRIORITY 3 – PROTECT AND ENHANCE KEY INFRASTRUCTURE	Strategy 3.1 – Develop around the Southern Industrial Link Road (SILR)	<ul style="list-style-type: none"> Action 3.1a – strategically rezone lands around the SILR for highway service corridors and employment lands (short term) Action 3.1b – prepare an Industrial Lands Strategy (short term)
		Strategy 3.2 – Support the growth of the airport and the location of supportive uses	<ul style="list-style-type: none"> Action 3.2a – investigate the feasibility of new land uses in close proximity to the airport (medium term) Action 3.2b – ensure new development around the airport does not hinder operations (ongoing)
		Strategy 3.3 – Protect key water and sewer infrastructure	<ul style="list-style-type: none"> Action 3.3a – create buffer areas around key water and sewer infrastructure (short term) Action 3.3b – support the relocation of conflicting land uses near key infrastructure (medium term)
	PLANNING PRIORITY 4 – PROTECT PRIME AGRICULTURAL LAND AND LESSEN LAND USE CONFLICT	Strategy 4.1 – Identify and create policies for prime agricultural lands	<ul style="list-style-type: none"> Action 4.1a – prepare a rural lands strategy (short term – medium term) Action 4.1b – develop a rural lands development control plan (short term)
Strategy 4.2 – Support the development of the urban – rural fringe with planted buffers		<ul style="list-style-type: none"> Action 4.2a – develop urban rural fringe policies in the rural lands development control plan (short term) Action 4.2b – create physical land use buffers between urban and rural zones and support strategic rezoning of lands (short term) 	

THEME 2 – A SUSTAINABLE COMMUNITY	PLANNING PRIORITY 5 – USE AND MANAGE RESOURCES WISELY	Strategy 5.1 – Create policies and initiatives to conserve and re-use water	<ul style="list-style-type: none"> • Action 5.1a – investigate opportunities to re-use wastewater and stormwater in public open spaces (medium term) • Action 5.1b – work with MI to increase water efficiency and conservation (ongoing)
		Strategy 5.2 – Require sustainability to be considered in the design of development	<ul style="list-style-type: none"> • Action 5.2a – develop water sensitive urban design guidelines (WSUD) (short term) • Action 5.2b – promote the use of drought tolerant landscaping (ongoing)
		Strategy 5.3 – Increase the sustainability of the Landfill and support recycling and waste avoidance	<ul style="list-style-type: none"> • Action 5.3a – deliver and support waste management and resource recovery infrastructure that is responsive to future needs (ongoing - medium term) • Action 5.3b – work in partnership with key stakeholders, including Government, for better waste management and resource recovery practices, increasing the processing of renewable resources (ongoing)
	PLANNING PRIORITY 6 – PROTECT AND ENHANCE THE NATURAL ENVIRONMENT	Strategy 6.1 – Conserve existing native vegetation	<ul style="list-style-type: none"> • Action 6.1a – create development controls to require the retention of and planting of native vegetation (short term) • Action 6.1b – review environmental zoning in the GLEP (short term)
		Strategy 6.2 – Protect areas of biodiversity importance	<ul style="list-style-type: none"> • Action 6.2a – review and revise the existing terrestrial biodiversity layer in the GLEP in accordance with best practice methodology (short term) • Action 6.2b – create a development control plan for environmental, rural and scenic value lands (short term) • Action 6.2c – investigate the drafting of a local biodiversity strategy (medium term)
		Strategy 6.3 – Protect and enhance our natural and manmade water bodies	<ul style="list-style-type: none"> • Action 6.3a – prepare a Lake Wyangan catchment strategy and DCP (short term) • Action 6.3b – ensure development in proximity to waterbodies is appropriate and contains measures to avoid impacts (ongoing)
	PLANNING PRIORITY 7 – EMBRACE OUR HERITAGE AND CULTURAL IDENTITY	Strategy 7.1 – Identify and Protect Aboriginal Cultural Heritage	<ul style="list-style-type: none"> • Action 7.1a – Update heritage study and identify new aboriginal cultural heritage items or sites for inclusion in schedule 5 of the GLEP (short term) • Action 7.1b - prepare an aboriginal interpretation strategy (medium term) • Action 7.1c – support LALC development proposals (ongoing – short term)
		Strategy 7.2 – Identify and Protect European Heritage	<ul style="list-style-type: none"> • Action 7.2a – update heritage study and identify new items for inclusion in schedule 5 of the GLEP (short Term)

THEME 3 – LINKING GRIFFITH TO THE WORLD	PLANNING PRIORITY 8 – A REGIONAL CENTRE FOR HEALTH EDUCATIONAL AND SERVICES	Strategy 8.1 – Establish a Health Precinct	<ul style="list-style-type: none"> • Action 8.1a – seek funding for and prepare a master plan for the hospital precinct (short term) • Action 8.1b – encourage and promote tertiary educational institutions to locate in the hospital precinct (ongoing – short term)
		Strategy 8.2 – Encourage the expansion of existing TAFE and tertiary education facilities and the location of new facilities	<ul style="list-style-type: none"> • Action 8.2a – encourage the expansion of the TAFE campus, enrolments and course areas (short term) • Action 8.2b – support the location of additional tertiary campuses (ongoing – short term) • Action 8.2c – review the GLEP’s provisions on land near health and education facilities to ensure ability to expand, intensify and locate supportive uses (short term)
		Strategy 8.3 – Improve internet connectivity throughout the LGA	<ul style="list-style-type: none"> • Action 8.3a – support the roll out of additional mobile phone networks and the NBN (ongoing) • Action 8.3b – ensure new development is supported by adequate provisions for internet connection (ongoing)
	PLANNING PRIORITY 9 – SUPPORT DEVELOPMENT AND BEAUTIFICATION OF KEY ENTRANCES AND CORRIDORS	Strategy 9.1 – Provide more visually appealing and functional entrances	<ul style="list-style-type: none"> • Action 9.1a – implement the Griffith entrance strategy (short term)
		Strategy 9.2 – Zone lands to take advantage of key transportation corridors and entrances to Griffith and Villages	<ul style="list-style-type: none"> • Action 9.2a – investigate zoning of land around Griffith entrances (short term) • Action 9.2b – provide development controls to promote good urban design for new development near entrances and along key transportation corridors (short term)
	PLANNING PRIORITY 10 – CONNECT THE CBD AND EMPLOYMENT LANDS WITH RESIDENTIAL AREAS	Strategy 10.1 – Create additional road connections in Griffith’s core	<ul style="list-style-type: none"> • Action 10.1a – extend Yambil Street (medium term) • Action 10.1b – create additional road connections from north Griffith to the CBD (medium - long term)
		Strategy 10.2 – Provide safe and efficient roads and intersections	<ul style="list-style-type: none"> • Action 10.2a – model the existing and future level of service of key intersections (medium – long term) • Action 10.2b – strategically plan the location of accesses from the classified and arterial roads (medium term)

THEME 4 – A GREAT PLACE TO LIVE

<p>THEME 4 – A GREAT PLACE TO LIVE</p>	<p>PLANNING PRIORITY 11 – ENABLE ACCESS TO DIVERSE HOUSING OPTIONS</p>	<p>Strategy 11.1 – Public Private Partnerships (PPP) with Housing Providers to increase affordable housing</p>	<ul style="list-style-type: none"> • Action 11.1a – complete the Griffin Green development as a model for PPP's and affordable housing (short term) • Action 11.1b – investigate additional projects, funding mechanisms and strategies through PPP to increase affordable housing supply (medium term)
		<p>Strategy 11.2 – Promote housing diversity to be implemented in new developments</p>	<ul style="list-style-type: none"> • Action 11.2a – investigate policies and development controls to require new development to cater for housing diversity (short term) • Action 11.2b – remove impediments to housing diversity in planning controls (ongoing – short term)
		<p>Strategy 11.3 – Ensure land is available for a range of residential development on varied lot sizes</p>	<ul style="list-style-type: none"> • Action 11.3a – utilise the R2 – low density residential and the R3 – medium density standard instrument zone categories (short term) • Action 11.3b – review the supply and demand for R5 zoned land and investigate the release of additional lands in close proximity to urban and village areas (short term)
	<p>PLANNING PRIORITY 12 – PROVIDE FACILITIES TO SUPPORT AN ACTIVE AND HEALTHY LIFESTYLE AND FACILITIES FOR ARTS, CULTURE AND TOURISM</p>	<p>Strategy 12.1 – Griffith as a regional sports centre</p>	<ul style="list-style-type: none"> • Action 12.1a – plan and invest in existing and new sports facilities (medium term) • Action 12.1b – promote Griffith as a location for major sports events (ongoing)
		<p>Strategy 12.2 – Celebrating the arts and culture</p>	<ul style="list-style-type: none"> • Action 12.2a – promote the use of Griffith's cultural facilities (ongoing) • Action 12.2b – explore new opportunities for tourism and events (short term)
		<p>Strategy 12.3 – Griffith as an accessible and liveable community</p>	<ul style="list-style-type: none"> • Action 12.3a – construct additional footpaths and cycleways in accordance with Griffith's PAMP (short term) • Action 12.3b – ensure new development, including council's major projects prioritise accessibility (ongoing) • Action 14.3c - encourage urban environments that foster strong and liveable communities and are compatible with health design principles (short term)
	<p>PLANNING PRIORITY 13 – REVITALIZE AND GROW THE VILLAGES</p>	<p>Strategy 13.1 – Provide new growth areas in Yoogali</p>	<ul style="list-style-type: none"> • Action 13.1a – investigate the rezoning of lands in Yoogali (short term) • Action 13.1b – promote development of vacant infill lands in Yoogali (short Term)
		<p>Strategy 13.2 – Master Plan village growth areas</p>	<ul style="list-style-type: none"> • Action 13.2a – prepare master plans for growth areas in Hanwood and Yenda (short term) • Action 13.2b – finalise and implement the master plan for the growth of Lake Wyangan (short term)
	<p>PLANNING PRIORITY 14 – RESPECT, PROTECT AND IMPROVE OUR OPEN SPACES</p>	<p>Strategy 14.1 – Upgrade parks and open spaces for a diverse and growing population</p>	<ul style="list-style-type: none"> • Action 14.1a – implement council's playground strategy (ongoing) • Action 14.1b – ensure all public spaces are suited to the local climate and environment to reduce urban heat and enhance biodiversity (ongoing)
<p>Strategy 14.2 – Create high quality accessible open spaces</p>		<ul style="list-style-type: none"> • Action 14.2a – create development controls which ensure new developments provide adequate open space (short term) • Action 14.2b - investigate alterations to contributions planning and seek alternative funding mechanisms to deliver high-quality open space and facilities (short term) 	