



**Edward  
River**  
COUNCIL

# **Local Strategic Planning Statement**

## FEBRUARY 2020





# CONTENTS

Introduction	4	Planning Priority 5: Housing	18
Context	7	Planning Priority 6: Infrastructure	19
Our Vision	12	Planning Priority 7: Climate change and natural hazards	20
Achieving Our Vision	13	Planning Priority 8: The Environment	21
Planning Priority 1: Agriculture	14	Mapping	22
Planning Priority 2: Industry	15		
Planning Priority 3: Heritage	16		
Planning Priority 4: Liveability	17		

# INTRODUCTION

## What is a Local Strategic Planning Statement?

In March 2018, amendments to the Environmental Planning and Assessment Act 1979 (the Act) introduced new requirements for councils to prepare and make local strategic planning statements (LSPS).

The LSPS will set out:

- The 20-year vision for land use in the local area
- The special characteristics which contribute to local identity
- Shared community values to be maintained and enhanced
- How growth and change will be managed into the future.

Councils will show how their vision gives effect to the regional or district plan, based on local characteristics and opportunities, and the council's own priorities in the community strategic plan it prepares under local government legislation.

Informed by the strategic and community planning work undertaken across regions, districts and local government areas, the LSPS will be the key resource to understand how strategic and statutory plans will be implemented at the local level.

Visit [www.planning.nsw.gov.au/Policyand-Legislation/Environmental-PlanningandAssessment-Act](http://www.planning.nsw.gov.au/Policyand-Legislation/Environmental-PlanningandAssessment-Act) updated for more information on LSPSs and other planning legislation updates.

## About this Statement

The Edward River Local Strategic Planning Statement ('this Statement') sets out the 20-year vision for land use planning in the Edward River Local Government Area (LGA), outlining how change will be managed to maintain the high levels of liveability and landscape quality that characterises the Edward River region. It identifies the special characteristics that contribute to the regions local identity and recognises the shared community values to be maintained and enhanced.

This Statement identifies 8 Planning Priorities to achieve the Council's vision for the Edward River region, along with actions and the means for monitoring and reporting on the delivery of the actions.

This statement is aligned with the Edward River Council Community Strategic Plan 2018-2030 and gives effect to the Riverina Murray Regional Plan 2036 implementing the directions and actions at a local level. :

## Purpose of this Statement

To manage change and build capacity in Deniliquin and our rural villages and communities the Edward River Local Strategic Planning Statement sets a 20-year plan integrating land use, transport and infrastructure planning, that aligns closely with the Directions set out in the Riverina Murray Regional Plan 2036.

All councils within NSW are required to prepare a Local Strategic Planning Statement to act as a link between the strategic priorities identified at a regional or district level, and the finer-grained planning at a local level expressed in Council's local environmental plan and development control plans, to ensure consistency in strategic planning approaches. See Figure 1.

The link or line-of-sight between Council's Planning Priorities and the Riverina Murray Regional Plan 2036 and other regional and state strategic planning instruments is illustrated in Table 1 on the following pages.



*Figure 1: Role of the Local Strategic Planning Statement: Strategic-led planning framework  
Source: Department of Planning and Environment, 2018, LSPS Guideline for Councils*

## Policy context

This Statement has been prepared in accordance with section 3.9 of the Act which requires that it 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 for achieving those planning priorities; and
- d. The basis on which the council is to monitor and report on the implementation of those actions.

## Consultation

Council prepared this Statement by building upon the results of a program of community and stakeholder engagement undertaken in developing the Edward River Council Community Strategic Plan, throughout October and November 2017. This included community feedback regarding where the Edward River region is now, where does the community want the region to be in the future and how will we get there. The values and planning direction for the Edward River region to be articulated in this document were discussed with the Council at a workshop in September 2019.

## Monitoring and Reporting

This LSPS describes the long-term land use strategy for the Edward River LGA to 2040. This statement is intended to be a living document and should be revised on an ongoing, as-needs-basis so that the plan remains responsive, relevant and local.

To this end, it is intended that the statement will be updated upon completion of the various actions identified throughout the document. Revisions to the LSPS may also be required in response to significant changes within the LGA, such as new infrastructure investment and employment opportunities or significant changes in projected population.

Council will monitor, review and report on its LSPS to ensure that its planning priorities are being achieved, using the existing integrated planning and reporting framework (IP&R) in accordance with the Local Government Act 1993. This will inform adjustments to the LSPS to ensure local planning policy is effective, responsive and delivering on local community aspirations. A comprehensive review will be undertaken in 2026, if not earlier.

Community feedback will be regularly sought. It is anticipated that this consultation will identify continuous improvement opportunities and will ensure that the LSPS continues to reflect the community's social and economic needs as well as their vision of the future desired state of the local area.

## Funding and Investment

Strategies and studies required by this statement will primarily be funded in delivery programs and annual operational plans of Council, although availability of funding via the Regional Growth fund and other state agency opportunities will also be explored.

# CONTEXT

## Our place in the Riverina Murray Region

### Location

The Edward River LGA is a region covering 8,881 square kilometres in the southern Riverina area of NSW. The LGA includes the town of Deniliquin which is built on the banks of the Edward River and the six rural villages of Blighty, Booorooban, Conargo, Mayrung, Pretty Pine and Wanganella. Edward River Council shares its boundaries with Murray Shire LGA to the south, Hay LGA to the North and Murrumbidgee and Berrigan LGAs to the east. The LGA is strategically located in the Murray Riverina region linked by highways to Adelaide, Sydney and Melbourne.

### History

The history of the area began with the Wamba Wamba and Perrepa Perrepa people, followed by early colonial settlers claiming significant areas of land in the Edward River region. Deniliquin became the heart of the Australian Merino industry, which produced half of the worlds Merino wool. The introduction of irrigation into the region fundamentally altered agriculture and allowed diversification of farming enterprises.

### Today

Today, the Edward River region supports both dryland and irrigated agriculture. Whilst changes to water allocation and availability in recent years have detrimentally impacted primary production in the region, agriculture and related industries and services remain integral to sustaining the local economy.

Tourism is a growing industry in Edward River region today. The Edward River, Murray Valley Regional Park and iconic Hay Plains are key attractions for many tourists and offer the local and visiting community with a rich natural environment for recreation. The region hosts a range of events throughout the year, with the Deniliquin Ute Muster being the most significant attracting 20,000 people annually.



Figure 2: Edward River's relationship to the region  
Source: Riverina Murray Regional Plan 2036

## Our community

Edward River is home to 8,851 people. Compared with New South Wales, the region has an older population with a median age of 45 years, 22.3% of the population is aged 65 years and over, and 32.2% of households are occupied by a lone person. By comparison, NSW's median age is 38 years, 16.2% of the population is aged 65 years and over, and 23.8% of households are occupied by a lone person.

A high percentage of people in Edward River were born in Australia (82.4%) compared to the NSW average percentage (65.5%). A comparatively high number of people identified themselves as Aboriginal and / or Torres Strait Islanders (4%) compared to the average for NSW (2.9%).

The median weekly household income (\$1,080) was 28% lower than the NSW median (\$1,486). This is partly balanced by lower monthly mortgage repayments (\$1,083) compared to the NSW median (\$1,986). The median weekly rent (\$185) is just over half of the NSW rate (\$380 per week).

The Edward River region has maintained a stable population in recent years and has not experienced population growth. This trend is expected to continue. The most significant demographic shifts are likely to be in the population's age structure as the proportion of residents aged 60 years and over (and particularly those aged 75 years and over) continues to grow.

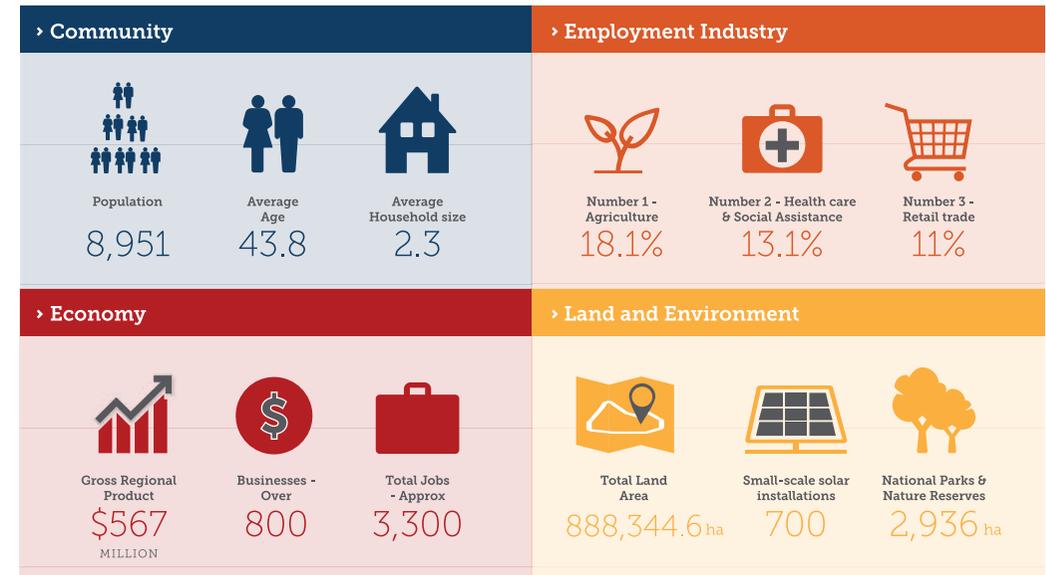


Figure 3: Edward River Population Snapshot

Reference - ABS census 2016, Edward River Council Local Government Area

## Our Towns and Villages

The municipality comprises the major township of Deniliquin, and six rural villages of Blighty, Mayrung, Conargo, Wanganella, Pretty Pine and Booroorban.

Deniliquin is the major and only local centre of the LGA where the majority of the LGA population reside. Deniliquin provides employment, services and facilities that are accessed by a broad population base both within Edward River and beyond including the Berrigan Shire, Murray River Council town's such as Barham, Wakool and Mathoura. Deniliquin is well known as a river town. The Edward River is valued for its social, economic and environmental contribution to Deniliquin and the broader LGA. It is a public asset, shared and enjoyed by all.

As a service centre to the surrounding agricultural centre, Deniliquin is economically and socially important to a community well beyond the town boundaries. Deniliquin provides a range of education and health services, including early childhood to high school services, a TAFE campus and a hospital.

The presence of rural villages supports the social and economic prosperity of the LGA providing rural residents across the region with a social hub and essential services. We have six rural villages - Blighty, Mayrung, Conargo, Wanganella, Pretty Pine and Booroorban. Services and facilities vary amongst the villages from hotels, general stores, recreation reserves, community halls and primary schools.

	Deniliquin	Blighty district	Booroorban district	Conargo district	Mayrung district	Pretty Pine district	Wanganella district
Population	<b>7,862</b>	<b>138</b>	<b>33</b>	<b>123</b>	<b>148</b>	<b>63</b>	<b>86</b>
Med Age	<b>45</b>	<b>34</b>	<b>47</b>	<b>46</b>	<b>40</b>	<b>33</b>	<b>44</b>
Avg House-hold Size	<b>2.2</b>	<b>2.8</b>	<b>2.3</b>	<b>2</b>	<b>2.3</b>	<b>2.7</b>	<b>2.4</b>

*Figure 4: Edward River Towns & Villages Population Snapshot*

*Source: ABS Census 2016*

## Our Environment

The environment which makes up Edward River is diverse and plays an integral role in the economic, social and natural environment makeup of the council area. These assets have been utilised by the traditional land owners, the Wamba Wamba and Perrepa Perrepa people, who recognised the favourable climate and water resources and continue to have long standing cultural and community connection with the land.

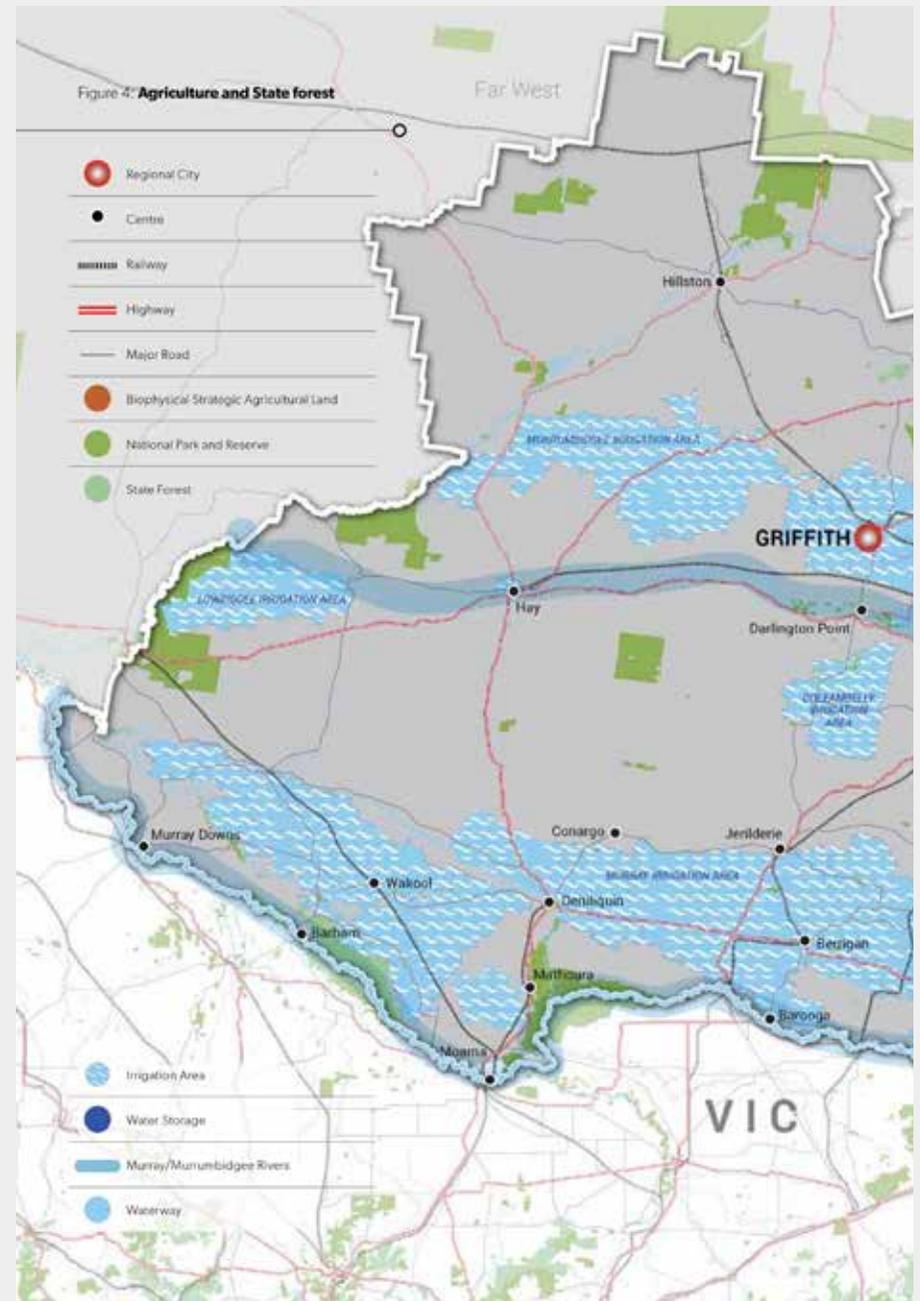
Situated on the Edward River and the Billabong Creek, Deniliquin and the surrounding villages are blessed with lifestyle, employment and investment opportunities. Deniliquin is an oasis of green on the edge of the Riverine plain, which stretches northwards in what is claimed to be the flattest land on earth – the beginning of the outback. The Edward River – or Kolety River – is an anabranch of the Murray River and flows through Deniliquin’s town centre. The river is the lifeblood of Deniliquin and contributes to the social, economic and environmental fabric of the town.

The Billabong Creek – the longest creek in the world – is a partly perennial stream of the Murray River catchment which flows through the villages of Conargo and Wanganella. Other villages and districts include Pretty Pine, Booorban, Blighty and Mayrung. These districts are home to tightly knit farming communities and some of the largest farming properties in NSW.

Tourism has become an increasingly significant component of the Edward River region’s current and future economic profile. Tourism assets have been shaped by its location on the Edward River, water and nature-based activities.

However, it is the agricultural sector that underpins the region’s economy. The Edward River Region supports a wide range of agricultural industries through a combination of dry land and irrigated farming practices, with one of the most extensive high water irrigation areas in NSW.

Figure 5: Edward River Irrigation Area  
Source: Riverina Murray Regional Plan 2036



The main enterprises which contribute to the total value of agricultural commodities in the area include rice, other cropping, including cereals, hay and horticulture, dairy and extensive grazing of sheep for meat and wool and cattle. The diversity of agricultural production is supported by a favourable climate, good soil types, plentiful supply of large tracts of land and access to irrigation water. Access to irrigated land in the south of the council is a key strength of the region, enabling more diversified and resilient agricultural production than would otherwise be possible. The rice industry is of significance to Deniliquin as it is home to Sun Rice - the largest rice mill in the southern hemisphere.

However in recent years drought conditions and reduced water allocation and availability has detrimentally impacted agricultural production, in the region which has triggered substantial flow on effects to processing and service industries. Water allocation is complex due to seasonal fluctuations and is an ongoing concern for agricultural producers in this region. More efficient irrigation technologies and non-traditional agricultural pursuits are a response to both water scarcity and climate change.

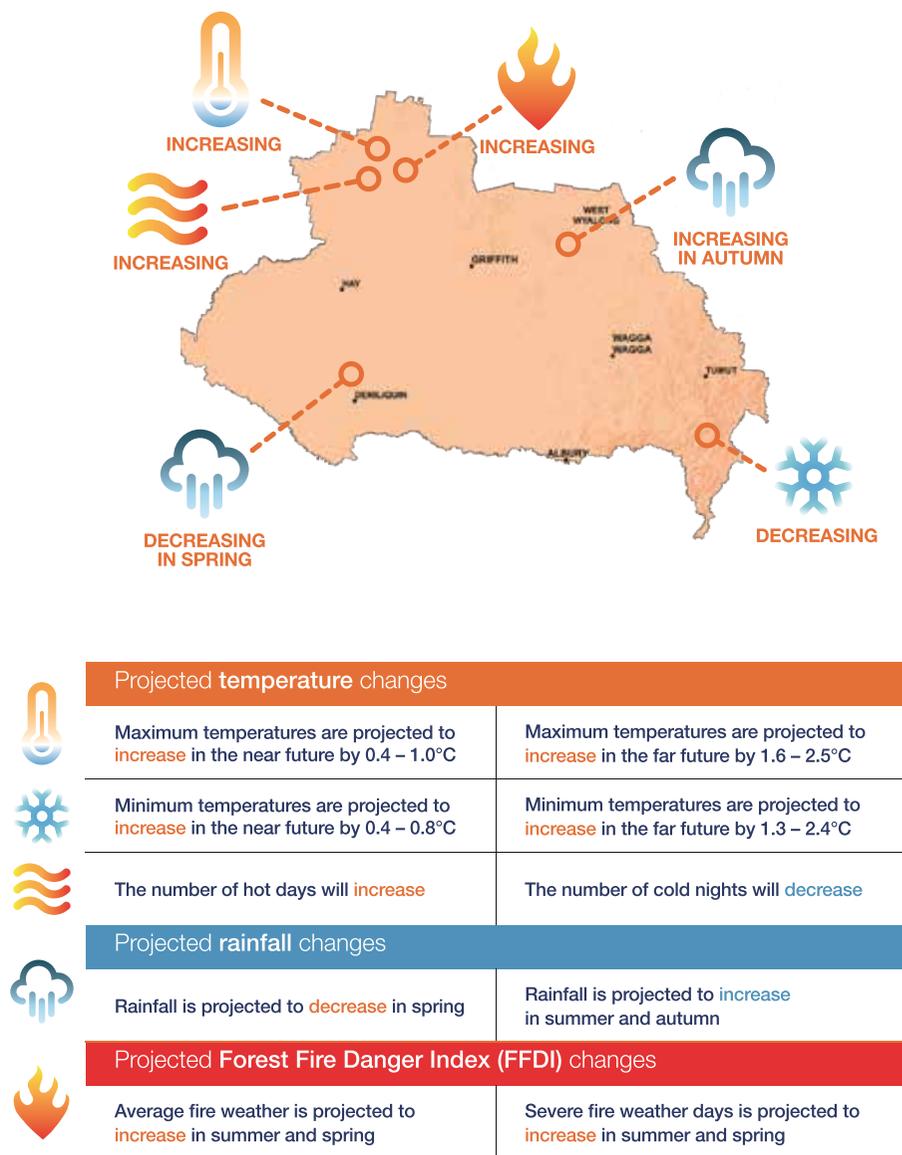


Figure 6: Murray Murrumbidgee Climate change snapshot  
Source: NSW Office of Environment and Heritage

# OUR VISION

This strategy delivers on part of the Edward River Council Community Strategic Plan 2018-2030 (CSP) that has as its vision:

We are the centre of the Southern Riverina. Home to a connected and engaged community, driven by a diverse economy. We work together to lead our community, achieve our potential and embrace our future.

Edward River Council is committed to enhance the liveability and attractiveness of the region ensuring it is a vibrant place. The region will promote a high quality of life that is valued by visitors and locals and ultimately attracts new residents to our community. Edward River will be a vibrant active place to visit and live providing a variety of economic and community services, within a rural riverine setting, resilient to effects of climate change.

We will offer a variety of housing choice to retain the ageing population but will also provide an alternate rural lifestyle that will attract people to the area. As we continue to support our changing population, our economic base will diversify.

We recognise that tourism is an important pillar of our economy, we also recognise that by further developing our key assets, including our river and town centre as well as our public spaces, we can facilitate more tourism, support existing business, and attract more residents and tourists.

Agriculture will continue to drive prosperity in Edward River as the area capitalises on its favourable climate conditions, irrigation and fertile soils to attract a diversity of high end, top quality agricultural practices and enterprises. There are opportunities for diversification and to attract value adding agricultural industries to the region. Edward River Council is committed to assisting such industries to establish in the municipality and we understand the positive economic and social flow on affects.

Deniliquin is home to a thriving manufacturing and light industrial sector centred primarily around engineering products for the rural and agricultural sector. Council will ensure the provision of appropriately zoned, investment-ready industrial land to facilitate investment and expansion of these enterprise and other potential opportunities. Infrastructure is critical to such investment and more broadly to the proper functioning and wellbeing of the community both now and in the future. To continue to attract growth and investment, Edward River Council is committed to ensuring infrastructure in the right place at the right time.

Edward River will be open for business and Council will actively support the development of the agribusiness and industrial sectors. The combination of Edward River's agricultural strengths and affordable industrial lands, will provide the opportunity for these sectors to expand. Council will have a proactive approach to enabling both agribusiness and industries in suitable locations, it will help communities understand the likely benefits, which are providing employment opportunities for local residents with positive economic and social flow on affects.

Our rich history underpins our valuable heritage assets which include cultural heritage and physical heritage items, both natural and historic European buildings across the LGA. As a community, we will celebrate our heritage and acknowledge Indigenous connection to Country.

# ACHIEVING OUR VISION

## Planning priorities

To achieve the 20-year vision for Edward River, Council has identified the following 8 Planning Priorities to indicate the focus of future strategic planning work in Edward River, which are consistent with the strategic direction for Edward River expressed in Council's CSP. Refer to Table 1 below for the planning priorities and their relationship to the various documents

## Actions

Edward River's Planning Priorities will be delivered through actions to be undertaken by Council over the coming years. These may include the research of identified planning issues, completion of studies, sourcing of funding, preparation of strategies or policies, implementation of specific projects, or amendment to existing Council plans such as the Local Environmental Plans or Development Control Plans.

## Implementation, monitoring and reporting

Council will monitor and report on the implementation of the actions to ensure that the planning priorities are being achieved. This will, as much as possible, be aligned to other Council review and reporting processes such as:

- Review –
  - » Local Environmental Plan (every five years)
  - » Development Control Plans (every five years)

This approach is consistent with the IP&R framework under the Local Government Act 1993, which recognises that council plans and policies are inter-connected.

This Statement will be reviewed at least every seven years pursuant to section 3.9(1) of the Act.

<b>Riverina Murray Regional Plan 2036</b>	Goal 1: A growing and diverse economy	Goal 2: A healthy environment with pristine waterways	Goal 3: Efficient transport and infrastructure networks	Goal 4: Strong, connected and healthy communities	
	Priorities for Edward River LGA area: <ul style="list-style-type: none"> <li>• Develop Deniliquin into a thriving local centre through industry development and job creation to promote population growth.</li> <li>• Ensure that irrigated land is appropriately zoned and protected from inappropriate development.</li> <li>• Double the size of the visitor economy through new product development and promotion.</li> <li>• Improve the council area's liveability and lifestyle opportunities.</li> </ul>				
<b>Edward River Council Strategic Plan 2018-2030</b>	A prosperous and vibrant community	A valued and enhanced natural environment	A region with quality and sustainable infrastructure	A great place to live	A community working together to achieve its potential
<b>Edward River Council LSPS Planning Priorities</b>	<b>Planning Priority 1:</b> Agriculture	<b>Planning Priority 3:</b> Heritage	<b>Planning Priority 6:</b> Infrastructure	<b>Planning Priority 4:</b> Liveability	<b>Planning Priority 7:</b> Climate Change & Natural Hazards
	<b>Planning Priority 2:</b> Industry	<b>Planning Priority 8:</b> The Environment		<b>Planning Priority 5:</b> Housing	

Table 1 – Edward River Planning Priorities

# PLANNING PRIORITY 1: AGRICULTURE

## Rationale

Agriculture is the major industry in the Edward River LGA with productivity benefiting from a favourable climate, good soil types, plentiful supply of large tracts of land and access to irrigation water. In order to leverage these strengths and take advantage of growing demand for fresh, high quality produce, Council will protect important agricultural land in the LGA.

Changes to water allocation and availability in recent years have had significant impacts on primary production in the region. Regional water security is a key concern to the region. Climate variability and new farming methods and developments make forecasting demand difficult, however there is an identified level of threat to continued irrigation water supply. This is a major challenge for the Edward River community as agriculture and related industries and services remain integral to sustaining the local economy. In response to these challenges, the Edward River Council Agribusiness Masterplan 2019-2024 is currently being developed to provide a vision to position our agribusiness economy for sustainable prosperity.

The Edward River Council Economic Development Strategy outlines Council's commitment to the growth of agricultural production, encouraging diversification and being open to facilitating more intensive value adding uses. It is anticipated that a strong agricultural economy and technological advances will continue to provide an opportunity to attract innovative and more intensive value adding operations to Edward River Council. These types of operations provide positive social and economic outcomes for the Edward River community, through employment opportunities and have potential to provide an invaluable contribution to the Council's gross domestic product. Edward River is already taking proactive steps in managing land use conflicts and impacts on primary producers, such as committing to the NSW Right to Farm Policy, which aims to reinforce rights and responsibilities, strengthen land use planning, improve

education and awareness that supports farmers exercising their right to farm.

This planning priority reflects Edward River's aspirations to support its agricultural identity and to ensure a strong local economy that leverages the favourable climate, good soil types, plentiful supply of large tracts of land and access to irrigation water.

## To deliver this Planning Priority, Council will:

- Manage land use conflict by supporting pre-existing, lawfully operating agricultural land uses in the case of nuisance complaints and in a manner consistent with the NSW Right to Farm Policy.
- Control the form and scale of permissible development in rural areas.
- Maintain and increase the range and diversity of agricultural commodities and production systems by encouraging investment, marketing and capacity building.
- Encourage complementary value-add agricultural opportunities through flexible planning provisions in local strategies and local planning controls.

## Action

- Complete and implement the Edward River Council Agribusiness Masterplan 2019-2024 (due for completion 2020).

## Priority

Short term

# PLANNING PRIORITY 2: INDUSTRY

## Rationale

A diverse industrial sector is vital for the sustainability of Edward River Council. Deniliquin is home to a thriving manufacturing and light industrial sector centred primarily around engineering products for the rural and agricultural sector. Location on the national freight network with major highways to Adelaide, Sydney and Melbourne, productive agricultural lands, and flexible industrial land provide a support network for a productive industrial sector in Deniliquin. Council leverages this opportunity by offering industrial land that is more affordable when compared to other larger centres.

Warehousing for rural products is also an emerging opportunity to take advantage of the crowding out affect that is apparent in Melbourne and Geelong, where residential growth is impinging on industrial and warehousing precincts. A significant number of these businesses are experiencing sustained growth and prospective investors have identified opportunities for these businesses in Deniliquin.

Significant opportunity is also identified for the agribusiness sector within the LGA. Associated with the co-location of related industries, Council will work alongside the agribusiness sector to maximise infrastructure, decrease supply chain costs, and manage conflict between existing land uses and community expectations.

These enterprises and other potential opportunities will require appropriately zoned, investment-ready industrial land to facilitate investment and expansion. Council will work with industry to locate larger industry in areas where they can leverage off Edward River Council's assets whilst minimising impacts on the community and agricultural lands.

## To deliver this Planning Priority, Council will:

- Support existing industrial land uses and precincts for freight and logistics, industry, warehousing and similar activities in locations that minimise amenity impacts.
- Investigate opportunities for the expansion of existing and new industrial precincts in our townships that do not impact on residents.
- Encourage the co-location of complementary industry alongside agricultural enterprises that enhance the efficiency of the agricultural land use.

## Action

- Complete and implement the Deniliquin Industrial Land Strategy (due for completion 2020).

## Priority

Short term

# PLANNING PRIORITY 3: HERITAGE

## Rationale

As a community, we celebrate our heritage and acknowledge Indigenous connection to Country. Our rich history underpins our valuable heritage assets which include cultural heritage and physical heritage items, both natural and historic European buildings across the LGA. The stories, history, building and artefacts of both the region and the town of Deniliquin are important to the local community and they offer opportunities to enrich the experience of visitors.

Culturally our community represents a rich Aboriginal cultural history.

Documentation of this local history through the completion of an Aboriginal Cultural Heritage Study is required to protect, manage and respect Aboriginal significance in the LGA and recognise it as an asset to the Shire.

A heritage study was commenced some years ago which requires completion and formalisation of the listings through the Edward River Local Environmental Plan (LEP). The completion of this study, correct protections through the LEP and ongoing recording and maintenance of databases to inform significance of items will protect identified heritage value in perpetuity.

## To deliver this Planning Priority, Council will:

- Continue to acknowledge and celebrate our history, heritage and culture by protecting, managing and respecting Aboriginal objects and places.
- Recognise and conserve heritage assets and items and include appropriate local planning controls.

## Action

- Support the protection of Aboriginal heritage sites through the completion of an Aboriginal Cultural Heritage Study.
- Complete the Edward River Heritage Study and include listings in the LEP as required to facilitate the conservation of heritage.

## Priority

Short term

Medium Term

# PLANNING PRIORITY 4: LIVEABILITY

## Rationale

The Council is committed to enhancing the liveability and attractiveness of the region. The region will promote a high quality of life that is recognised by visitors and locals and ultimately attracts new residents to the shire. While Edward River's population is stable, we are experiencing growth in visitation numbers with tourism becoming an increasingly significant component of the Edward River region's economic profile. The regions liveability enhancing the attraction of visitors to the region.

Deniliquin's unique location on the Edward River provides a range of lifestyle and recreation opportunities. In recent years the Living Lagoons Walk has been completed which links the towns lagoons, CBD and river with a series of walking trails. The Living Lagoons Walk contributes to good health and wellbeing outcomes which supports tourism and social connections for residents. Furthermore, the Edward River Open Space Strategy and Deniliquin Public Space Strategy identify opportunities for further connectivity through walking trails and expansion of the lagoons walk. This will not only enhance recreation in the LGA but improve access throughout the town and to the river and contribute to Deniliquin being an attractive place to live by providing a green spine through the town for both residents and visitors. The Deniliquin Masterplan have recently resulted in some wonderful enhancements in the town centre contributing to the attractiveness and liveability of Deniliquin.

Our 6 rural villages provide opportunity for variety and the possibility of varied experiences, for both the permanent and visitor populations. Services and facilities vary amongst the villages from hotels, general stores, recreation reserves, community halls and primary schools. Council has previously developed Village masterplans to enhance the uniqueness of each setting and understand infrastructure required to respond to the local setting

## To deliver this Planning Priority, Council will:

- Actively seek opportunities/funding to upgrade/ provide community facilities throughout the shire.
- Provide and review the adequate supply of community infrastructure to cater for the changing population and attract visitors.

## Action

- | Action                                                                                                                                                          | Priority    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| • Complete Walking and Cycling strategies for North Deniliquin, West Deniliquin and South Deniliquin.                                                           | Medium term |
| • Prepare a masterplan for railway corridor land at the current GrainCorp site which may be vacated in the future.                                              | Long Term   |
| • Update the Village Masterplans to acknowledge works which have already been completed and to integrate with the outcomes of Deniliquin Public Space Strategy. | Medium Term |

# PLANNING PRIORITY 5: HOUSING

## Rationale

Edward River's population structure is like other regional centres - an ageing population is combined with a hollowing out of much of the 'working age' cohort. As the population demographics of the region change it is necessary for Council to accommodate the change by ensuring that suitable services, open space, community facilities and housing options are provided maintaining the high level of liveability valued by the community.

The population of Edward River Council predominantly resides in the major centre of Deniliquin however is also dispersed around the rural villages and on farming properties in the rural setting. Housing in the Edward River LGA is dominated by single dwellings (89% of all housing), with 76% of housing containing 3 or more bedrooms. This trend conflicts the requirements of an ageing population.

It is increasingly important for Council to provide a larger variety of housing choices to cater for the changing demographic including the ageing population and changing household incomes. The development of a retirement living facility to support our aging population is already being facilitated by Council.

Whilst demand for smaller housing is obvious, a unique lifestyle opportunity which remains attractive to new residents of Edward River is the ability to live on a large rural residential allotment. The Deniliquin Large Lot Residential Strategy has been developed to clearly articulate the strategic supply of rural residential land in Deniliquin to minimise the impact on our agricultural lands and to efficiently utilise existing infrastructure capacities. Planning control for such development will be outlined in the Edward River Local Environmental Plan and Edward River Development Control Plan.

## To deliver this Planning Priority, Council will:

- Investigate a mixture of smaller and larger residential lots in Deniliquin and the rural villages to create opportunity, respond to future demand, and to provide a range of housing options.

### Action

- Review of rural residential land supply in the villages.
- Review and complete the consolidation of the Edward River Local Environmental Plan and Edward River Development Control Plan to ensure they reflect the existing and desired built form and the planning instruments are consistent across the council.

### Priority

Medium term  
Short Term

# PLANNING PRIORITY 6: INFRASTRUCTURE

## Rationale

Infrastructure is critical to the proper functioning and wellbeing of the community both now and in the future. To continue to attract growth and investment, it is important to provide infrastructure in the right place at the right time.

Understanding the current capacity and planned investments in utility infrastructure in Deniliquin will enable Council to capitalise on opportunities for economic growth. Critical infrastructure investments will be identified as Council conducts more detailed analysis on the identified investigation areas so that growth is aligned with upgrades to town water, wastewater, electricity and telecommunication facilities. Aligning these utility infrastructure projects with future growth opportunities and Council's Delivery Program (2017-2021) and Operational Plan (2019-2020) is a key initiative of this planning priority.

It will be important for Council to continue to maintain our water and sewer networks to meet the future needs of the community. Council will continue to plan for the upgrade of the Deniliquin Sewerage Treatment Plant.

Essential Energy are the local electricity network provider and provide adequate electricity to the Edward River area. The existing electricity network capabilities provide no constraints to providing electricity to future development.

## To deliver this Planning Priority, Council will:

- Align future growth and investment with water and waste water capabilities.
- Investigate funding opportunities to upgrade existing utility infrastructure facilities to cater for our growing population.

## Action

- Complete identified upgrades and construction projects within Council's Combined Delivery Program (2018 - 2021) and Operational Plan (2019-2020).

## Priority

Short term

# PLANNING PRIORITY 7: CLIMATE CHANGE AND NATURAL HAZARDS

## Rationale

It is anticipated that in the future, the Edward River region will experience an increased occurrence of heatwaves and hot days and an increase in average and severe fire weather days in summer and spring. Weather events will be seasonal extremes, particularly rainfall events and droughts, there will be a decrease in spring rainfall and an increase short and intense rainfall events. Understanding these changing weather patterns will be important for Council to build sustainable and resilient communities. Council have already undertaken extensive flood planning work through the preparation of the Edward River at Deniliquin and Conargo flood studies, to understand the extent of these major rain and flooding events. These studies identify the high and low flooding hazard areas, these areas indicate whether land is or is not suitable for more intensive development. Ensuring the findings of these studies are replicated in local planning controls will be necessary to manage community expectations and development on land subject to inundation.

Council have recently reviewed and had certified our bushfire hazard mapping with the NSW Rural Fire Service. Locating new development in locations that have a low bushfire risk will be a key commitment for Council.

## To deliver this Planning Priority, Council will:

- Review Council's bushfire hazard mapping with NSW Rural Fire Service and update as required.
- Require water sensitive urban design, passive cooling/heating and energy efficiency measures to be considered in all new developments.

## Action

- Undertake LEP and DCP amendments to implement recommendations from the Floodplain Risk Management Studies and Plans identified above.

## Priority

Short term

# PLANNING PRIORITY 8: THE ENVIRONMENT

## Rationale

Edward River has a diverse natural environment that is valued by residents and visitors alike. Environmental assets such as the Edward River, the Billabong Creek, Murray Valley Regional Park and Werai Forests provide significant wildlife habitat whose ecosystems support a wide range of native flora and fauna.

These areas also provide opportunity for the Council area to attract visitors, with many of these areas providing great places to camp, hike and undertake water activities. The Department of Planning, Industry and Environment are currently preparing a Riverfront Development Strategy to assist in the protection of the Edward River, our key environmental asset.

Understanding environmental areas outside national, state and nature reserves at a local level is a key challenge for Edward River.

The opportunity to enhance the protection of habitat and threatened species, particularly by providing connections through private land holdings is an important issue which Council will consider when making planning decisions. To enable these areas to be fully appreciated, additional work is required to better understand the environmental values on the land.

Currently, there are significant gaps in baseline data to accurately understand the location of key biodiversity corridors and environmental values throughout Edward River. As new development occurs through Deniliquin and in rural areas, it will be important for Council to understand the location of key environmental values and the extent to which new development may impact them.

## To deliver this Planning Priority, Council will:

- Promote and preserve our natural environment and wildlife habitat.
- Liaise with NSW Government agencies to further develop and provide opportunity for our natural areas.
- Seek (funding) opportunities to undertake environmental management studies in consultation with government and community to update and inform new biodiversity mapping layer in the Edward River LEP.

## Action

- On review of the Edward River Local Environmental Plan investigate the suitability of existing biodiversity layers and associated controls.
- To better identify land with high conservation attributes, Council undertake a review of road and public space biodiversity mapping.

## Priority

Long term

Long term

# MAPPING

The planning maps depict the various planning priorities of the LSPS. These maps are not a land use zoning map and only provide context for the preparation of this Local Strategic Planning Statement.

Figure 7: Deniliquin LSPS Planning Priorities Map

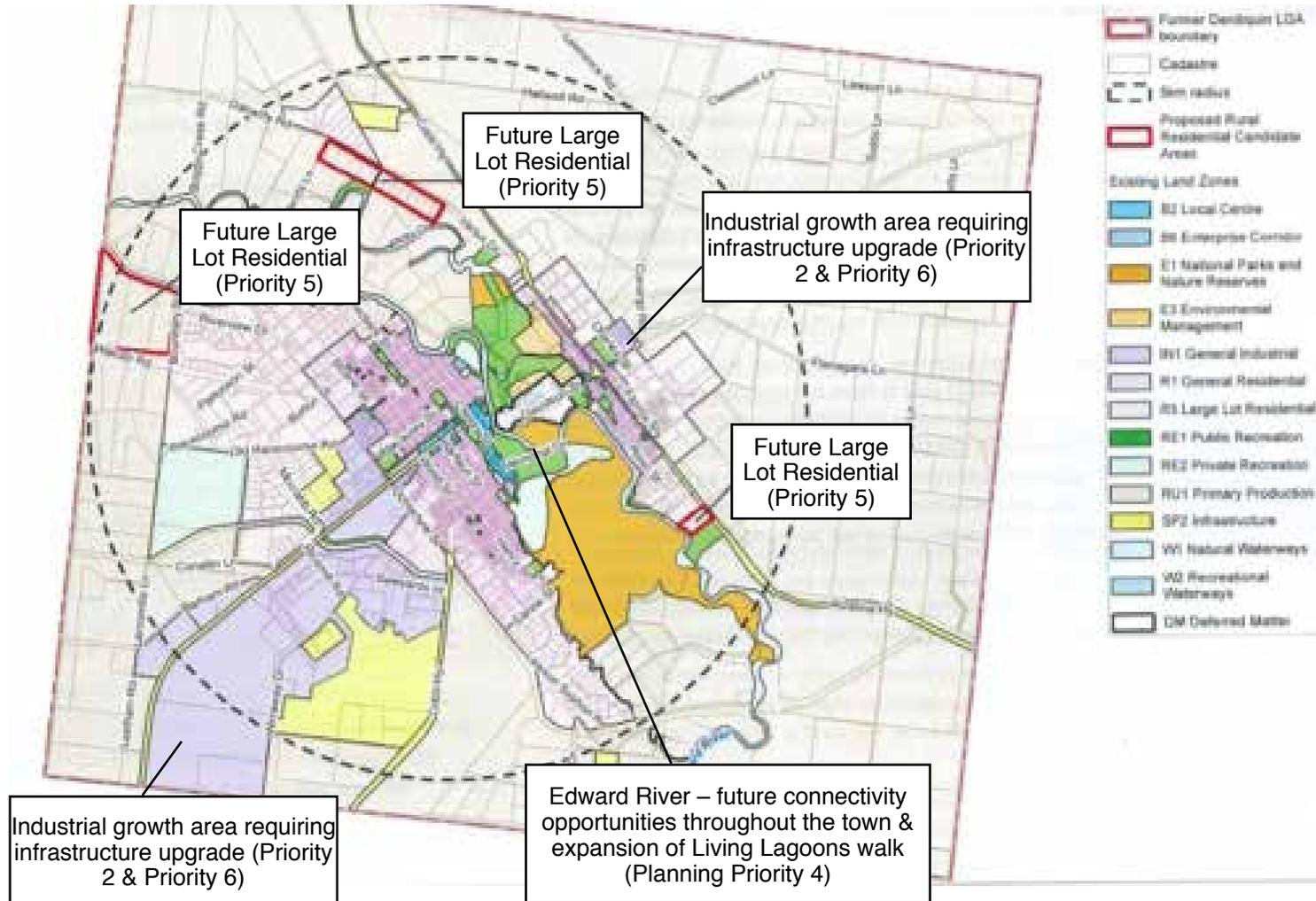
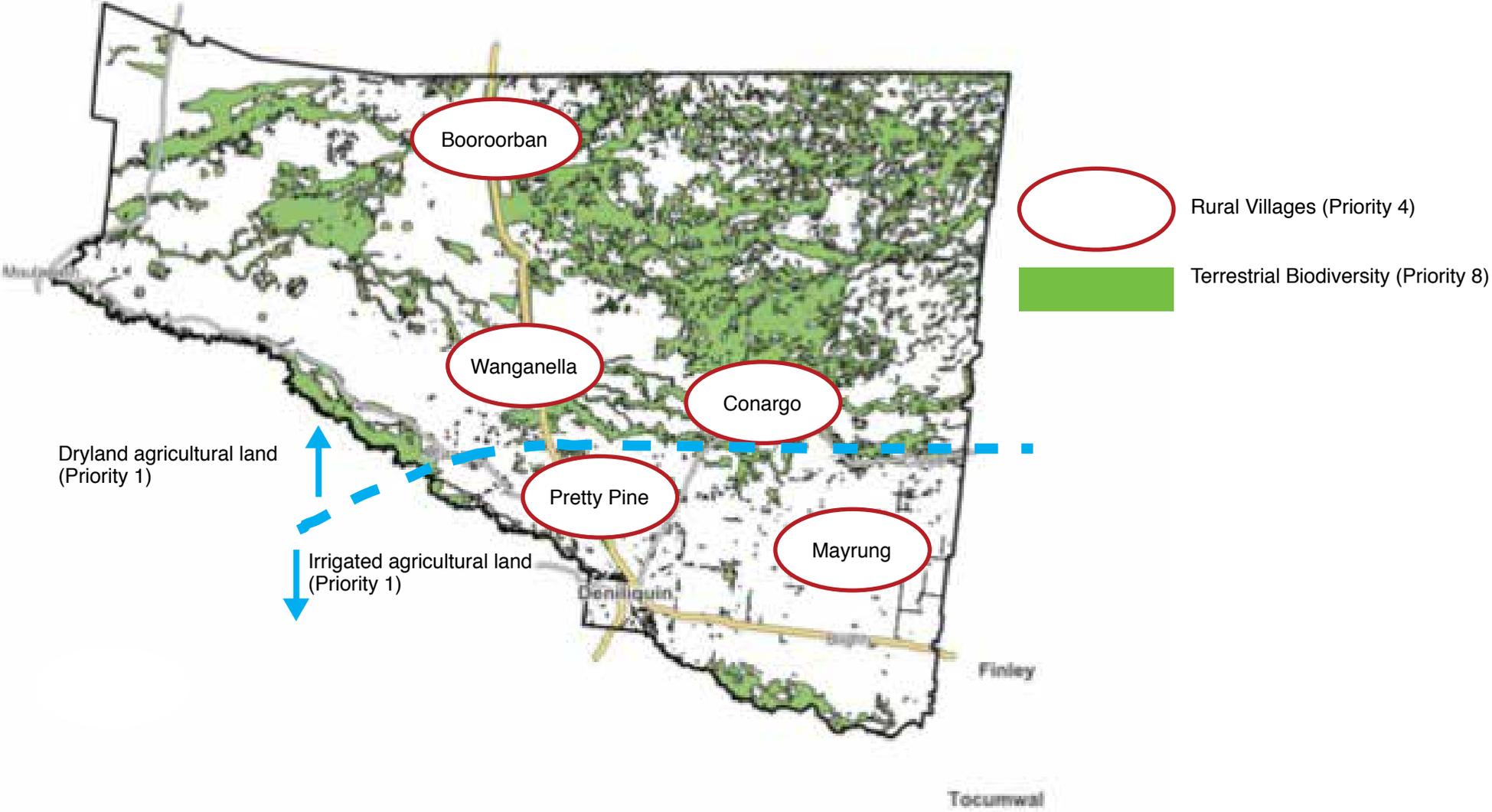


Figure 8: Edward River Rural Lands LSPS Planning Priorities Map





EDWARD RIVER COUNCIL

**LOCAL STRATEGIC PLANNING STATEMENT**  
FEBRUARY 2020

180 Cressy Street (PO Box 270)  
Deniliquin NSW 2710  
T 03 5898 3000 F 03 5898 3029  
council@edwardriver.nsw.gov.au  
www.edwardriver.nsw.gov.au