

JUNEE

LOCAL STRATEGIC PLANNING STATEMENT

2040

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FOREWORD

This Local Strategic Planning Statement (LSPS) provides an insight to the way we, as a community, think the Junee Local Government Area (LGA) should grow and expand over the next 20 years from a landuse perspective. This document also sets out the key opportunities of which we will take advantage, and challenges we need to overcome.

We forecast that we will welcome approximately 1300 new residents to our LGA over the next 20 years, providing both opportunities and challenges in providing 600 new homes for these new residents. Most of this growth will occur in Junee, but we will also encourage growth in our villages, allowing for new businesses and expansion of existing businesses throughout our LGA.

As we look to the future, we also acknowledge our past and the residents of Junee that have since passed on and have made the area what it is today. The form and function of our area is heavily influenced by our rail, gold and agriculture heritage, things that we can use to springboard our progress into the future.

In addition to our traditional activities, I would also encourage the residents of the Junee LGA to broaden their personal and business horizons, and in turn, provide expanded opportunities to our LGA as a whole. These could be activities of a community, cultural or environmental significance that will help diversify the opportunities of our LGA.

Our environment is also a key consideration of this document, and expanding our knowledge of our environmental assets and challenges is a goal of this LSPS. We should also acknowledge the role a changing climate may have in the way we utilise the resources of our community and our land, and plan accordingly.

In conclusion, I would like to thank Councillors and Council staff for their input and knowledge in putting together such a forward-thinking document, one that can be used to guide and direct our LGA into the future





ACKNOWLEDGEMENT OF COUNTRY

The Junee Shire Council acknowledges the Wiradjuri people who are the traditional custodians of this land. The Council pays respect to the Elders both past and present of the Wiradjuri Nation and extends that respect to other community members.

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ACRONYMS AND ABBREVIATIONS

- ABS** - Australian Bureau of Statistics
- ARTC** - Australian Rail Track Corporation
- CSP** - Community Strategic Plan
- CSU** - Charles Sturt University
- DCP** - Development Control Plan
- EP&A Act** - Environmental Planning and Assessment Act 1979
- LEP** - Local Environmental Plan
- LGA** - Local Government Area
- LSPS** - Local Strategic Planning Statement
- RAAF** - Royal Australian Air Force
- RFS** - Rural Fire Service
- RIFL** - Riverina Intermodal Freight & Logistics Hub
- RMRP** - Riverina Murray Regional Plan 2036
- SAP** - Special Activation Precinct



ABOUT THIS STATEMENT

This Local Strategic Planning Statement (LSPS) sets the land use framework for Junee Shire Council's economic, social and environmental land use needs over the next 20 years. It addresses the planning and development issues of strategic significance to the Council through planning priorities and actions, spatial land use direction and guidance.

The LSPS gives effect to the Riverina Murray Regional Plan 2036 implementing the directions and actions at a local level. It is also informed by other State-wide and regional policies including the Future Transport Plan 2056, the Eastern Riverina Regional Economic Development Strategy 2018 - 2022, and the NSW State Infrastructure Strategy 2018 - 2038. The relationship between the LSPS and the Riverina Murray Regional Plan 2036 is shown in Table 1.

The LSPS works with the Community Strategic Plan (CSP), which has a similar but broader purpose on how Council will meet the community's needs, though the LSPS has a stronger focus on informing land use planning and land use outcomes. The planning priorities and actions contained in the LSPS provide the rationale for decisions about how we will use our land to achieve the community's broader goals and what updates are required to the Local Environmental Plan (LEP) and Development Control Plan (DCP). This work will also inform future iterations of Council's Delivery Program and will be an integral element of the Integrated Planning and Reporting Framework.

This LSPS has been prepared in accordance with Section 3.9 of the Environmental Planning and Assessment Act 1979 (EP&A Act).



CONSULTATION

Council prepared this Statement by building upon the outcomes of extensive engagement undertaken in developing the Community Strategic Plan, during 2016, including community feedback regarding what residents most like and dislike about our local government area (LGA), and what residents would like to see retained and changed. Workshops were held with Councillors in 2019 to confirm the values and planning direction for our LGA articulated in Council's current strategic plans.

TABLE 1: RELATIONSHIPS OF LSPS TO OTHER PLANS

	Livability				Productivity		Environment and Resources	
LSPS Priority	Provide adequate housing supply in the right locations	Ensure development is supported by infrastructure	Maintain and enhance the character and function of our towns and villages	Support a vibrant commercial core	Provide opportunities for new business and industry in the right locations	Support and protect Agriculture	Protect, conserve and enhance the natural environment	Plan for natural hazards and a changing climate
<i>R&M Regional Plan</i>	<p><i>Direction 23: Build resilience in towns and villages</i></p> <p><i>Direction 25: Build housing capacity to meet demand</i></p> <p><i>Direction 26: Provide greater housing choice.</i></p> <p><i>Direction 27: Manage rural residential development</i></p>	<p><i>Direction 4: Promote business activities in industrial and commercial areas</i></p> <p><i>Direction 23: Build resilience in towns and villages</i></p>	<p><i>Direction 7: Promote tourism opportunities</i></p> <p><i>Direction 23: Build resilience in towns and villages</i></p> <p><i>Direction 28: Deliver healthy built environments and improved urban design</i></p> <p><i>Directions 29: Protect the region's Aboriginal and historic heritage</i></p>	<p><i>Direction 4: Promote business activities in industrial and commercial areas</i></p> <p><i>Direction 7: Promote tourism opportunities.</i></p>	<p><i>Direction 1: Protect the region's diverse productive agricultural land</i></p> <p><i>Direction 2: Promote and grow the agribusiness sector</i></p> <p><i>Direction 17: Transform the region into the eastern seaboard's freight and logistics hub</i></p>	<p><i>Direction 4: Promote business activities in industrial and commercial areas</i></p> <p><i>Direction 17: Transform the region into the eastern seaboard's freight and logistics hub</i></p>	<p><i>Direction 15: Protect and manage the region's many environmental assets</i></p> <p><i>Direction 12: Sustainably manage mineral resources</i></p>	<p><i>Direction 16: Increase resilience to natural hazards and climate change</i></p>
<i>CSP Objective</i>	<p>Objective 2 – To be a great place to live</p>	<p>Objective 6 – To use and manage our resources wisely (human, financial and built assets)</p>	<p>Objective 1 – To be healthy and active</p> <p>Objective 2 – To be a great place to live</p> <p>Objective 7 – To be a socially, physically and culturally engaged and connected community</p> <p>Objective 8 – To work together to achieve our goals</p>	<p>Objective 2 – To be a great place to live</p> <p>Objective 3 – To grow our local economy</p> <p>Objective 8 – To work together to achieve our goals</p>	<p>Objective 3 – To grow our local economy</p> <p>Objective 4 – To be a resilient community able to adapt for the future</p>	<p>Objective 3 – To grow our local economy</p>	<p>Objective 5 – For our community to be in harmony with its built and natural environment</p> <p>Objective 6 – To use and manage our resources wisely (human, financial and built assets)</p>	<p>Objective 4 – To be a resilient community able to adapt for the future</p> <p>Objective 6 – To use and manage our resources wisely (human, financial and built assets)</p>

CONTEXT

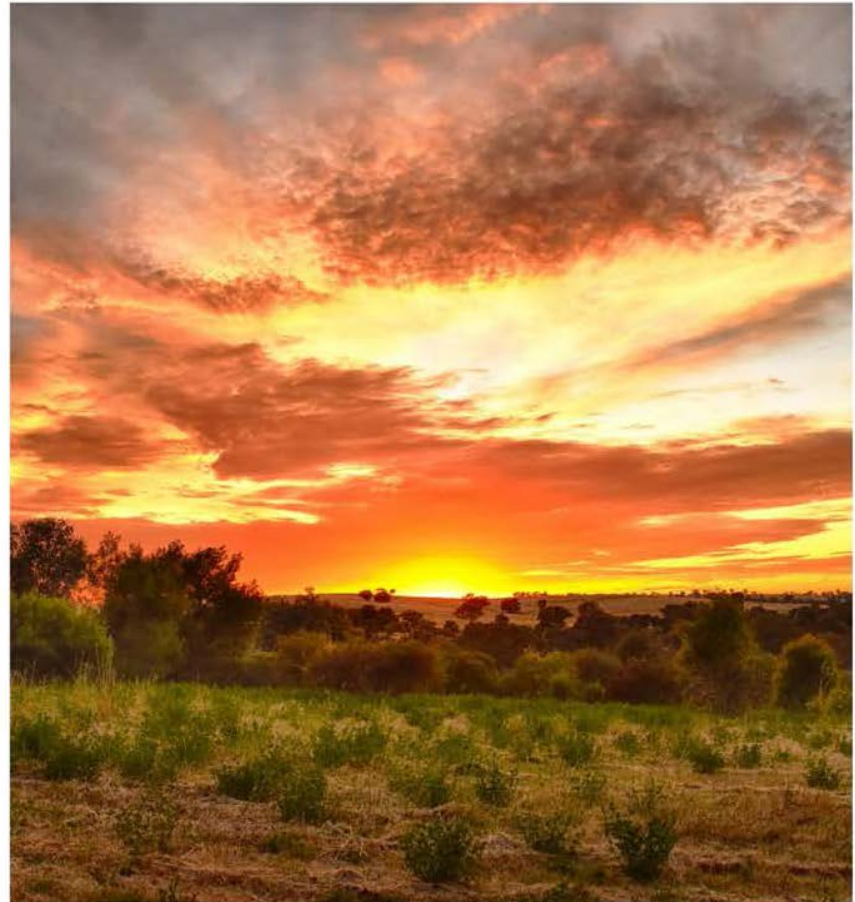
OUR PLACE IN THE RIVERINA MURRAY REGION

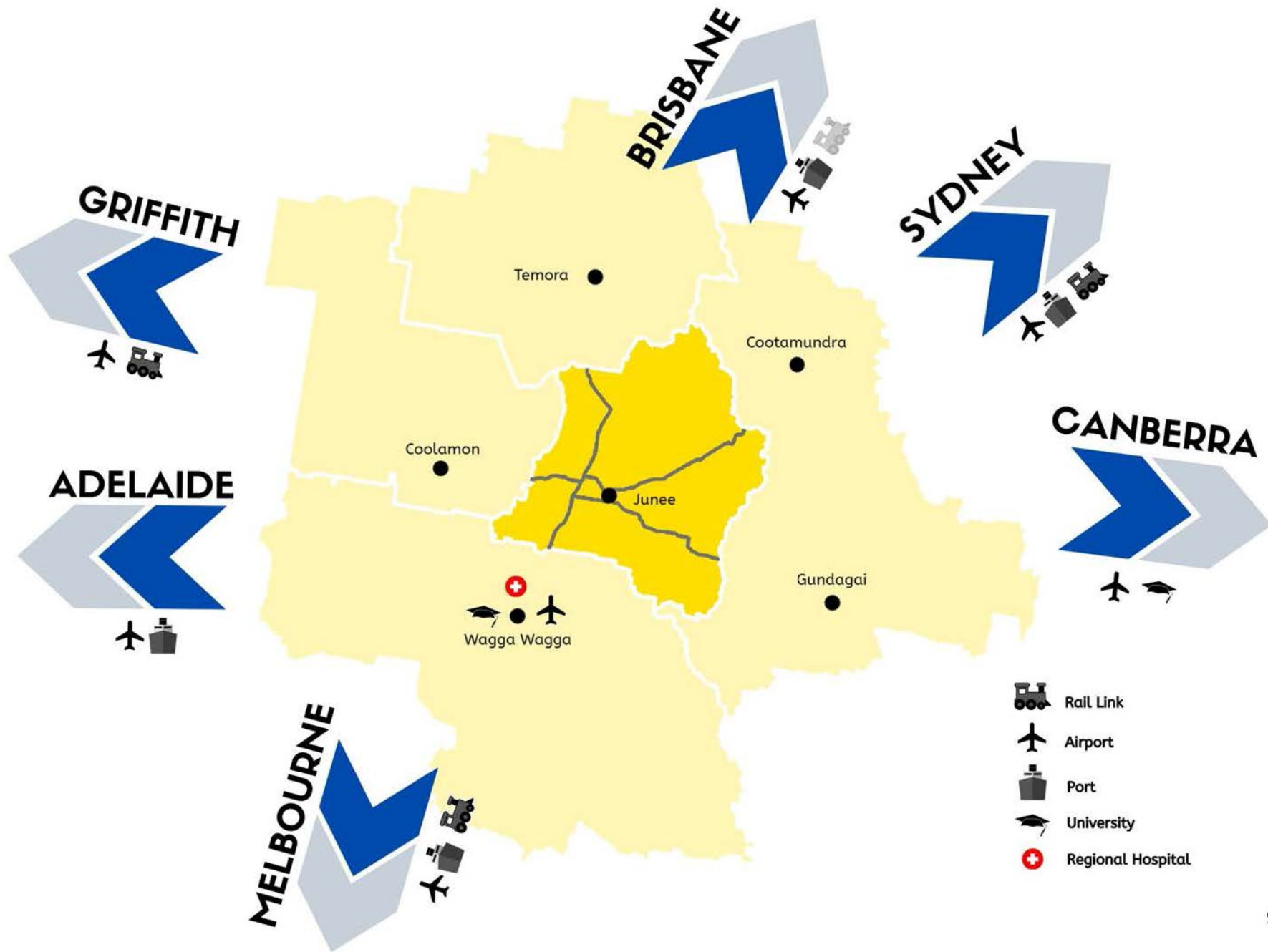
The Junee Local Government Area (LGA) is part of New South Wales' Riverina region and adjoins the Wagga Wagga, Coolamon, Temora and Cootamundra-Gundagai LGAs, covering approximately 2030 square km of land. The landscape of the Junee LGA generally consists of broad plains graduating up to undulating hill areas.

The town of Junee lies central to the LGA, providing a strong focus point for business, community and regional events and activity. Junee and the wider LGA is within commuting distance to the regional city of Wagga Wagga, providing major growth opportunities for population, business and industrial activity due to land affordability and availability. The Junee Shire's place in the region allows residents to enjoy an affordable rural and community lifestyle with ready access to high level goods and services and a variety of employment opportunities. The rural villages of Bethungra, Illabo, Old Junee and Wantabadgery provide additional rural lifestyle opportunities and community support for the agricultural sector and transport industries.

Our Council area has significant modern and historical linkages to major transport networks, including but not limited to, the main Sydney to Melbourne rail corridor, the Junee to Griffith rail corridor, the future Melbourne to Brisbane Inland Rail; and highways connecting our region to Canberra, Sydney, Melbourne and Adelaide. The Australian Rail Track Corporation (ARTC) control centre is also located in Junee, controlling rail traffic between Sydney and Melbourne, maintaining strong links with rail based industry and services in the region.

Agriculture and supporting industry is an important part of the identity of the Junee LGA, contributing strongly to jobs and economic growth. A growing service economy has been identified in Junee, with increases in tourism and service based industries, such as healthcare provision and correctional facilities, providing additional opportunity for diversification in employment in the area.





OUR COMMUNITY

From 2006 to 2016 the population of the Junee LGA increased from 5,744 to 6,295. The continued growth and diversification of our local economy and proximity to jobs and high-level services in Wagga Wagga present opportunities to attract more people to live and work in our LGA.

Unlike many rural and regional areas across NSW, most of our residents are employed in the LGA in which they live. Junee Prime Lamb, Junee Correctional Centre, ARTC, Junee Multipurpose Health Service and a variety of local businesses and tourism assets in the town of Junee make a significant contribution to our community and local economy and are the driving forces behind why 60% of the Junee LGA's working population is employed within our LGA. Our large farming community has a deep connection with the land, and they provide many employment opportunities in our LGA.

Our proximity to NSW's largest inland city Wagga Wagga also provides employment opportunities for a large portion of the working population. These opportunities include, but not limited to, the Wagga Wagga Special Activation Precinct (SAP), CSU, RAAF Base Forest Hill, Blamey Army Barracks, Wagga Wagga Base Hospital and Calvary Private Hospital. The Wagga Wagga Airport also provides quick links to Sydney and Melbourne. Of the 932 working population employed outside our LGA, 448 travel to Wagga Wagga for work. Our local employment opportunities also attract residents from outside the LGA, with 193 people travelling to Junee for work each day from Wagga Wagga, Lockhart, Cootamundra, Coolamon and Temora in particular.



Our community is ageing and by 2041, it is forecast that 25% of our population will be aged over 65 years, increasing from 16.3% in 2016. There are also an increasing number of households without children in the LGA, with couple only and lone person households forecast to increase in number by 2041.

Over the next 20 years, Council will need to allocate land for new homes and employment opportunities for the anticipated 600 new homes and 1300 new residents of the LGA by 2040, while protecting the significant history and character that makes Junee a unique place in the context of the region. The LSPS will inform Council and community stakeholders how these needs can be met while addressing some of the challenges faced by the community.

Population 2006
5,774
Population 2016
6,295
9% increase in total
population

Population aged 65 and
over 2006
12.6%
Population aged 65 and
over 2016
16.3%

Females
43.2%
Males
56.8%

Median Age
40

Family Households
70.1%
Lone person households
23.8%

Couples with children
households
45.7%

Couple without children
households
36.6%

One parent families
16%

464
Total Businesses

2,931
local workers

3,232
Employee Jobs

448
residents work in
Wagga Wagga

3 of the LGA's **5** major
employment industries are
based in the town of
Junee

186
residents employed in
meat processing

126
residents employed in
correctional and
detention services

183
residents employed in
sheep or beef cattle
farming

WHERE WE LIVE

From 2006 – 2016 the population of the Junee LGA grew by 521, in this same period the number of dwellings across the LGA increased by 209. Most of this growth has occurred in Junee and the surrounding villages. Housing in our communities is characterised by detached dwellings. 95.4% of all dwellings in the Junee LGA are separate houses, with 79.1% of housing containing 3 or more bedrooms. There is also a slightly higher than average home ownership rate across the LGA, with 36% of homeowners owning their property outright and 32.9% owning with a mortgage. The Junee LGA's proximity to Wagga Wagga, variety of housing choice, access to health and aged care, schools, recreation facilities (including the Junee Junction Recreation & Aquatic Centre with its heated pool and 24/7 gym), and a growing and diversifying local economy present opportunities for continued growth across the LGA.

During the period of 2006 -2019, an average of 24 dwellings were approved per year across the LGA. The majority of these new dwellings were located within the town of Junee, while a smaller number were located in Illabo, Bethungra, Old Junee or rurally. Demand for residential properties within the LGA is most noticeable in the town of Junee, providing opportunities for land release areas, new residential subdivisions and opportunity for further investigations for residential land.

Junee

Just 30 minutes north of the regional centre of Wagga Wagga, the town of Junee is home to 4,922 people and is at the centre of our LGA's population and economic growth. Well supported by major transport links including the Melbourne to Sydney and Junee to Griffith rail lines and the Olympic Highway, Junee is home to many of our LGA's major employers and tourism assets. With its origins as a railway town a significant contributor to the town's identity, Junee's history is an attraction for locals and visitors alike. With its distinctive two main streets either side of the railway line, well preserved heritage buildings and streetscapes, accessible public open space and community facilities set against an idyllic rural setting, Junee's unique character is worth preserving and promoting. Junee's housing supply is characterized by traditional village style living options surrounded by larger lifestyle lots. More affordable living options are a main attraction for young couples and families who seek country living with ready access to Wagga Wagga's city lifestyle.

Villages

Bethungra, Illabo, Old Junee and Wantabadgery provide alternative lifestyle options to Junee. Characterised by large lifestyle lots, our villages have peaceful places amongst rich agricultural land and areas of natural beauty, each with a unique character worth preserving and promoting. A brief land use character statement on each village is provided below, outlining some of the key features of current land use in each village.

Bethungra

Bethungra is located 27km north east of Junee and is a predominantly residential village. The railway line at the southern entrance forms a natural edge to the village. The village is adjacent to the significant heritage item of the Bethungra Spiral, reflecting the role that the development of rail infrastructure played in the development of the village. The village contains a small service station, cafe and former hotel as the key commercial activities and opportunities. Like the majority of the villages, residential built form is of an ultra-low density, typified by single dwellings on larger lots, with some higher densities along the frontage to the Olympic Highway. Bethungra Dam is nearby and provides recreation and environmental assets for residents of the village and LGA to enjoy. Bethungra is within close proximity to Cootamundra, providing additional growth and employment opportunities.

Illabo

Illabo is located 15km north east of Junee, with a mix of existing land uses. The Illabo Public School generates the most consistent activity and community pride, whilst the Illabo Hotel and General Store functions as a main regular social meeting place for the community. The Illabo showgrounds on the eastern side of the railway line and the tennis courts in the village itself also provide social opportunities for residents as well as the surrounding district. The dwelling form and fabric provides uniqueness to the village and easily identifies Illabo as a rural village, with housing being varied in age, size, type, and building material. The silo complex is the main built form that is visually significant to the village and promotes the importance of the agricultural sector to the village.

Old Junee

Old Junee is predominantly a residential village located 9 kilometres west of Junee and 40 kilometres north of Wagga Wagga. In respect of connectivity and accessibility, the village orientates itself with both Junee and Wagga Wagga.

Old Junee comprises predominantly residential development, with no retail businesses located within the village. In respect of the immediate access to goods and services, Junee predominantly fills this role. A silo complex and railway siding are situated adjacent to the village and form the only non residential development within the village with the exception of the Old Junee Hall. There is a sound community identity within the village, partly through the Old Junee Hall Committee, which is aimed at promoting the village and upgrading existing community facilities and infrastructure. The village is easy to navigate and with the exception of the frontage of the village to the Goldfields Way, pedestrian movement through the village is easily achieved. A sense of safety exists, particularly in regard to the level of recognition of residents and the surrounding rural community who travel from the village whether for education, meetings, goods or services.

Wantabadgery

Wantabadgery is located 24km south east of Junee close to the Murrumbidgee River and is a predominantly rural residential village. The village is typified by single dwellings located on large lots of land, again forming an ultra-low density character. Holdings currently consist of a number of original separate lots.

Wantabadgery is the closest village to Wagga Wagga in our LGA, with opportunities for growth coming from Wagga Wagga residents that prefer a quiet lifestyle with a strong community bond, as facilitated by the Wantabadgery community hall and adjacent tennis courts.

There is also a strong focus on outdoor recreational pursuits in Wantabadgery, with proximity to the river and Sandy Beach Reserve providing opportunities to expand tourist facilities in this location, attracting visitors from across the LGA and neighbouring areas.

Other Localities Within Our LGA

Residents in our LGA also live in rural areas and other localities, such as Coursing Park, Dirnaseer, Eurongilly, Harefield, Junee Reefs, Wallacetown and Yathella. These locations support our rural lands through community halls and other community infrastructure, such as the public school at Eurongilly. Land use activity and growth in these areas are expected to be minimal and will be considered on a case by case basis.



Junee

Population 2016: **4,922**

Dwellings 2016: **1,731**

Median Age: **39**

Old Junee

Population 2016: **263**

Dwellings 2016: **117**

Median Age: **47**

Illabo

Population 2016: **144**

Dwellings 2016: **72**

Median Age: **47**

Bethungra

Population 2016: **164**

Dwellings 2016: **87**

Median Age: **53**

Wantabadgery

Population 2016: **187**

Dwellings 2016: **81**

Median Age: **46**

78% of the LGAs
population live in the
town of Junee

Junee LGA Median
house price of **\$255,250** is
28.5% lower than Wagga
Wagga

Average of **24**
dwelling approvals per
annum 2006 - 2019

Average household size
2.5

145
workers live in Wagga
Wagga
78
workers live in Coolamon
and Lockhart

2
average motor vehicles
per dwelling

1,386
people live and work in
Junee LGA



OUR ENVIRONMENT AND RESOURCE LANDS

The landscape of the Junee Shire is typified by remnant vegetation and a historical use for agricultural purposes. The environment within the LGA continues to play a critical part in the economic, social and recreational aspects of our community. These benefits have been enjoyed by many who have called this region home. The Wiradjuri people are the traditional custodians of our LGA with some landscapes being of cultural significance that are being preserved to show that our community maintains a connection with our first peoples.

The natural environment in this area supports a number of threatened and endangered flora and fauna, including the turquoise, swift and superb parrots, Major Mitchell's Cockatoo, Regent Honeyeater, Spotted-tail Quoll and Greater Glider. These, and other species, are currently supported through an existing number of designated environmental and biodiversity areas across our LGA, including Ulandra Nature Reserve, the Junee Urban Wetland and the Bethungra Dam Reserve. These environmental assets have national, state and regional significance, as well as contributing to recreation and tourism in the area.

Ulandra Nature Reserve consists of almost 4000ha of a preserved creek catchment and is registered on the National Estate database. The reserve contains some of the best samples of a remnant black cypress pine forest in the area, as well as furnishing critical reproductive and foraging resources for the threatened superb parrot and the turquoise parrot.

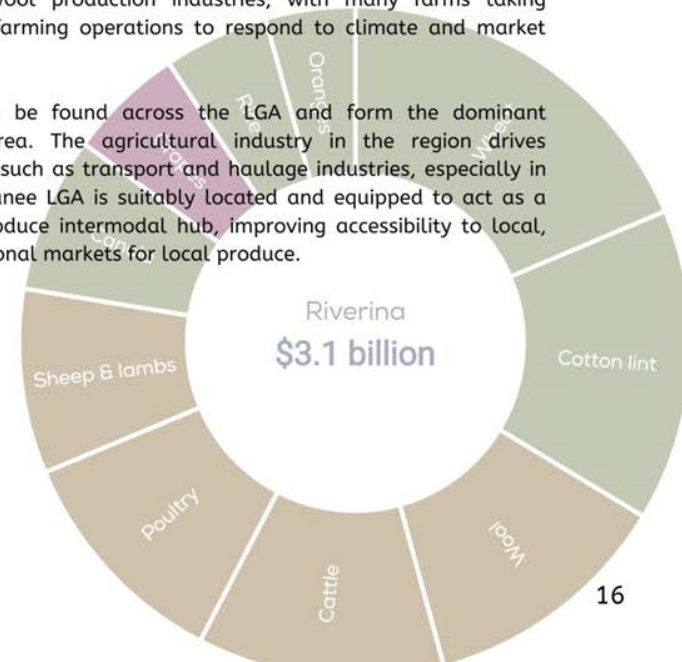
Bethungra Dam and Reserve, although a man made structure, has found itself a habitat for many species of waterbirds and migratory birds, as well as other native animals. This reserve also is in close proximity to the Ulandra Nature Reserve and provides recreation opportunities for camping, fishing, birdwatching and hiking in this region.

The Junee Urban Wetland presents as a unique opportunity for environmental education and recreation, located within the urban area of Junee, as well as providing habitat for waterbirds. This wetland also plays an integral role in the stormwater management of Junee, receiving approximately 75% of the town stormwater runoff and thereby reducing urban salinity.

The Junee Council region has a four season climate with an annual average maximum temperature of 22.9 degrees and an annual average minimum temperature of 8.6 degrees. These temperatures range from maximum temperatures in the mid 40's during summer to lows below 0 degrees overnight in winter. The area also benefits from an annual average of 525mm of rain for the period 1891 – 2020, which is slightly less than the state annual average of 554mm. Annual rainfall can vary significantly, from 834mm to a low of 223mm, significantly impacting the local agricultural productivity of the region.

The Riverina region represented \$3.1 billion of agricultural output in 2017-18, topping the state in wool (22% of total state output), sheep and lamb (21%), wheat (31%), canola (38%), grapes (58%), oranges (72%) production. The region also closely followed in poultry (33%), cattle (12%), rice (49%) and cotton lint (22%) production. The agricultural land resources in the Junee LGA align with these typical outputs for the Riverina region. Diversity exists in the local agriculture industry between dry land broadacre cropping, and livestock for the meat and wool production industries, with many farms taking advantage of mixed farming operations to respond to climate and market challenges.

These operations can be found across the LGA and form the dominant landscape of this area. The agricultural industry in the region drives supporting industries, such as transport and haulage industries, especially in the local area. The Junee LGA is suitably located and equipped to act as a major agricultural produce intermodal hub, improving accessibility to local, national and international markets for local produce.





VISION

JUNEE IN 2040

Junee in 2040 is a growing and prosperous town, supported by rural villages and its connections to the region. The Junee LGA places an emphasis on lifestyle, with a commercial district and community facilities that make the region a great place to live. Junee has a diverse number of affordable housing options, from rural lifestyle lots in the villages, to townhouses and units located within walking distance to the main activity centre of Junee. A growing proportion of residents have relocated from Wagga Wagga, Sydney and Canberra, preferring large lifestyle lots and rural small holdings, seeking the lifestyle and peaceful rural landscapes that are on offer in Junee.

Residents of the Junee LGA have access to a wide range of recreational pursuits, with the majority of residents living within walking distance to open space areas and community facilities. The vibrant history of the area is enhanced through adaptive reuse and sympathetic redevelopment of historically significant structures, promoting tourism and growth of the commercial sector. Cultural and artistic pursuits are encouraged through the provision of community accessible dedicated spaces, such as the Athenium Theatre, which is celebrating 111 years of community culture in 2040.

Environmental assets throughout the local area play a significant role in recreational activities and form important biological corridors that support abundant and diverse forms of wildlife. Environmental education continually improves the quality and quantity of environmentally sustainable outcomes throughout the community.

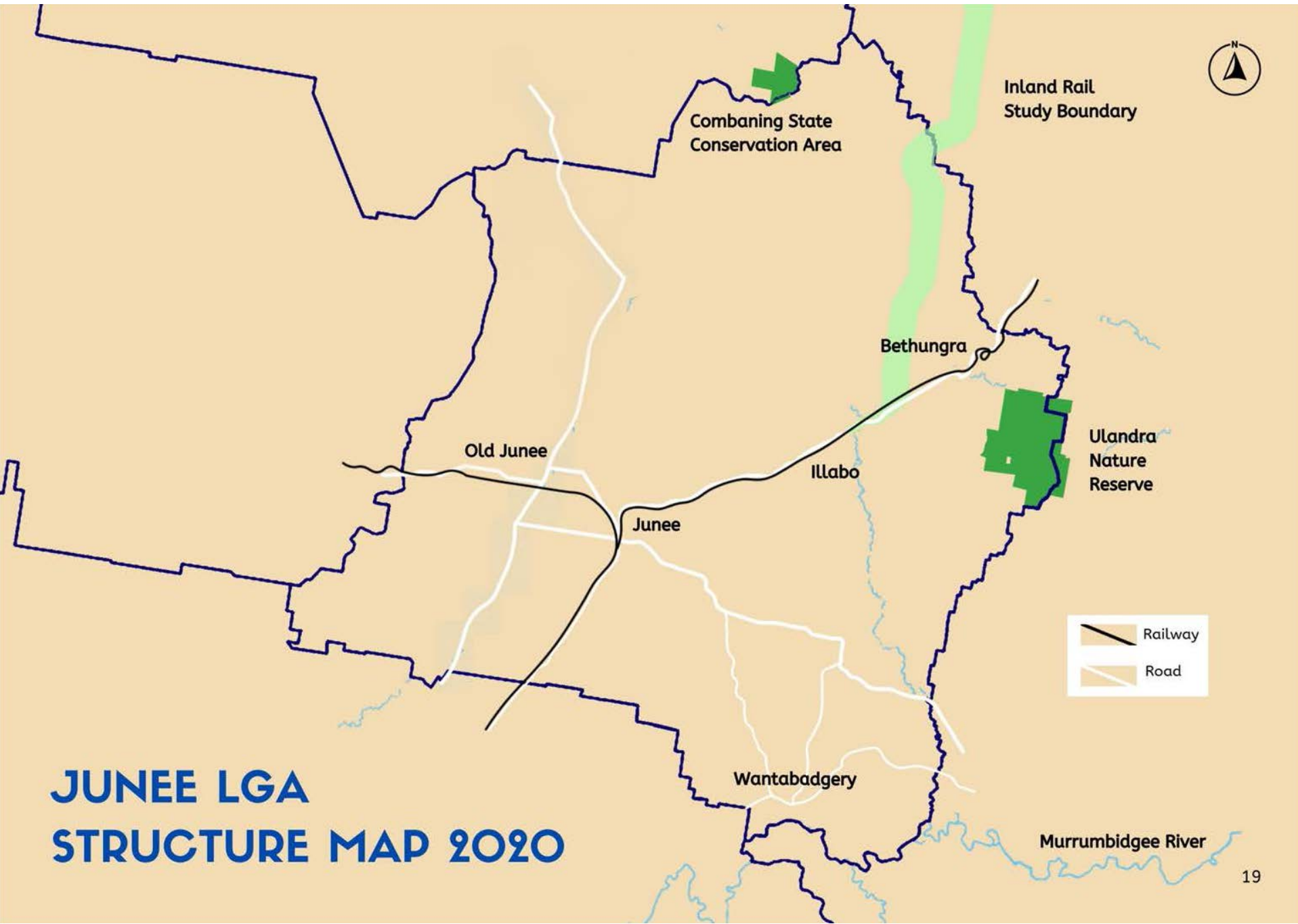
The agricultural sector continues to drive productivity in the area, driving regional productivity, technology and investment in the sector. Junee continues to capitalise on its location as a major transport corridor intersection and hub, providing intermodal connections that export agricultural produce statewide, inter-state and internationally. These land uses have been sited appropriately, minimising land use conflict and protecting major transport links for future expansion. The construction of the Brisbane to Melbourne inland rail link has significantly increased the amount of rail traffic currently transiting the LGA, providing increasing opportunity for rail based service industry in historical servicing locations in Junee, such as the Roundhouse.

A wider range of employment opportunities are becoming available within the Junee LGA, including at the Junee Correctional Facility, the Australian Rail Track Corporation, the Junee Multipurpose Health Service and aged care facilities, and at Junee Prime Lamb. Increasing opportunities are also available nearby in the Wagga Wagga Special Activation Precinct (Bomen Business Park), with people preferring to live in Junee and drive a short distance to their employment.

Local tourism based employment, including the Junee Licorice and Chocolate Factory, museums, cafe's, restaurants, pubs and clubs are steadily growing, utilising the position of Junee as a transport corridor intersection to capture business from passing traffic, tempting them to make the detour from the Hume Highway or hop off the train and explore. Day trips from visitors from within the region, such as from Wagga Wagga, are continuing to increase local tourism based industry and employment. The reputation of and focus on local produce places Junee highly amongst other regional towns and cities.

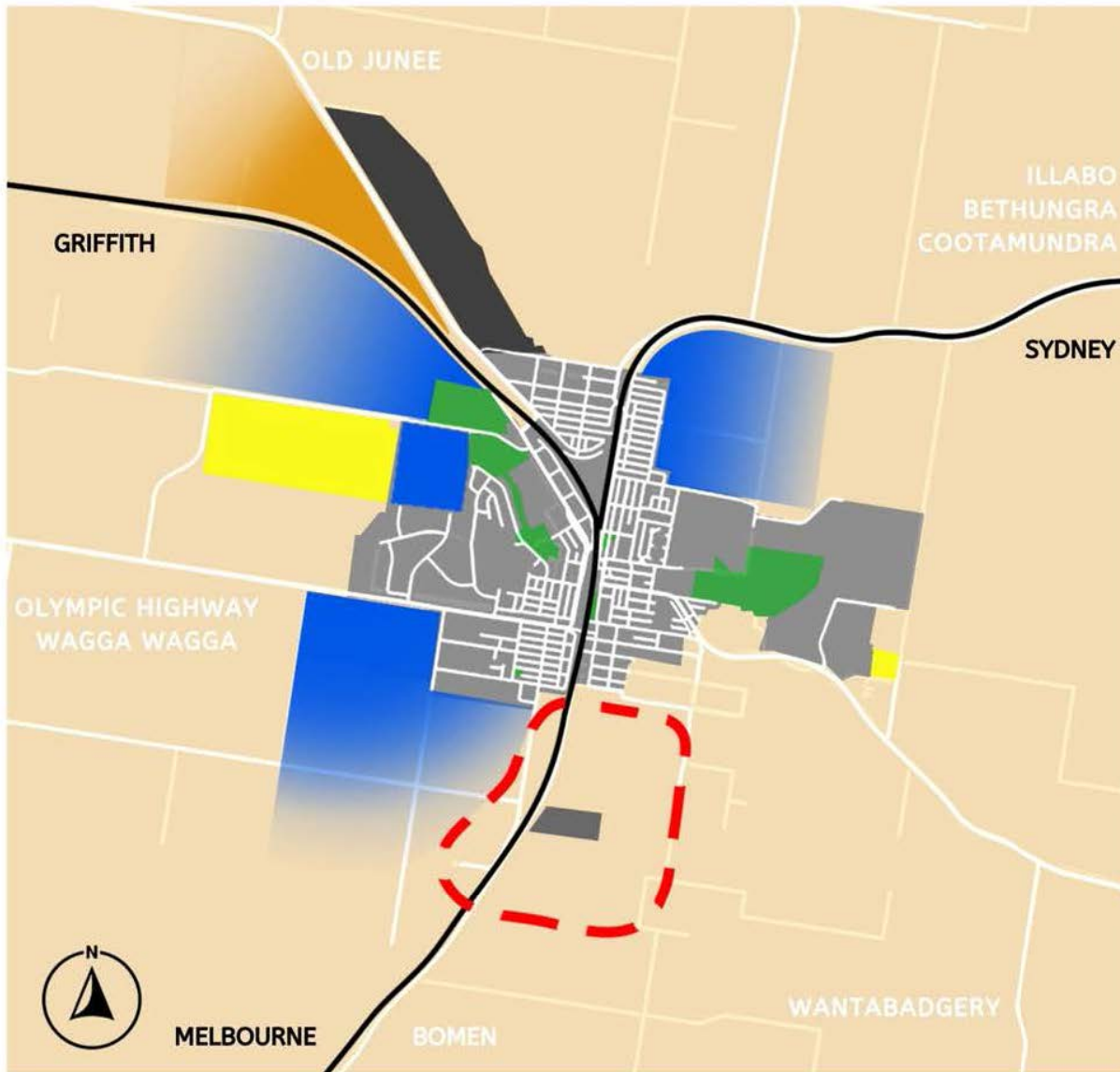
The villages form gateway locations to the area, introducing and setting the look and feel of the LGA, which is continued through to the main activity centre of Junee. The aesthetic character of these villages has been upgraded and enhanced to create gateway locations and a sense of place and community for the LGA as a whole. Community needs will be further supported through the provision of infrastructure that responds to their needs as a growing and ageing population. Existing community facilities and open space areas continue to be upgraded as needed, with the provision of community facilities being a requirement of residential development.

Best practice urban and rural design principles are encouraged in development, ensuring a high quality of life and lifestyle outcomes in residential and other types of development. Urban and rural residential expansion is limited to areas that can adequately manage natural risks such as flooding or bushfire hazards, and respond appropriately to natural constraints such as salinity or contamination.



JUNEE LGA STRUCTURE MAP 2020

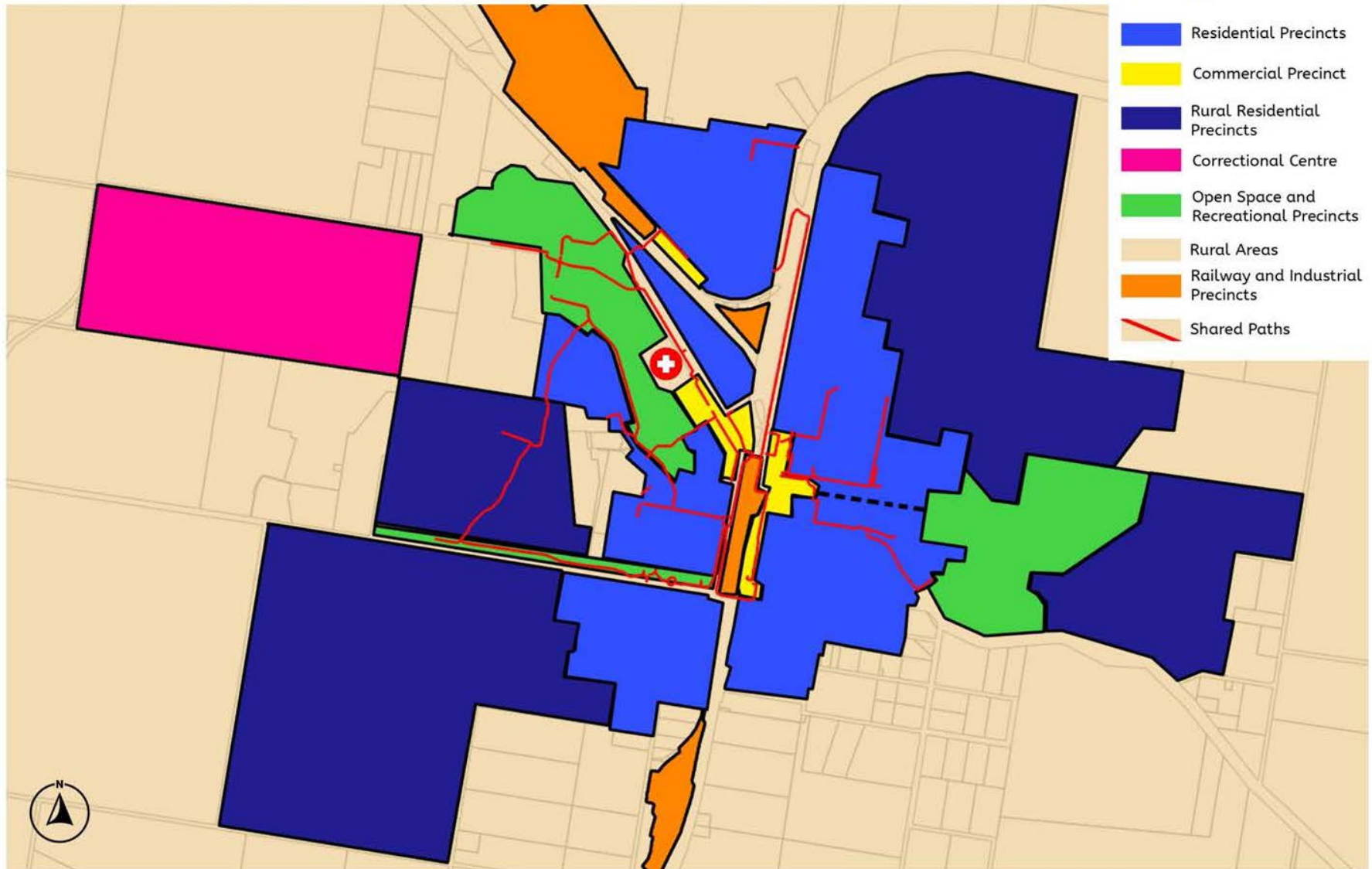
JUNEE GROWTH STRATEGY 2040



LEGEND

- Urban Areas
- Industrial Area
- Rural Areas
- Open Space
- Special Uses
- Residential Growth Investigation
- Industrial Growth Investigation
- Railway
- Road
- Abattoir Buffer Zone

JUNEE PRECINCTS AND FEATURES MAP (2020)

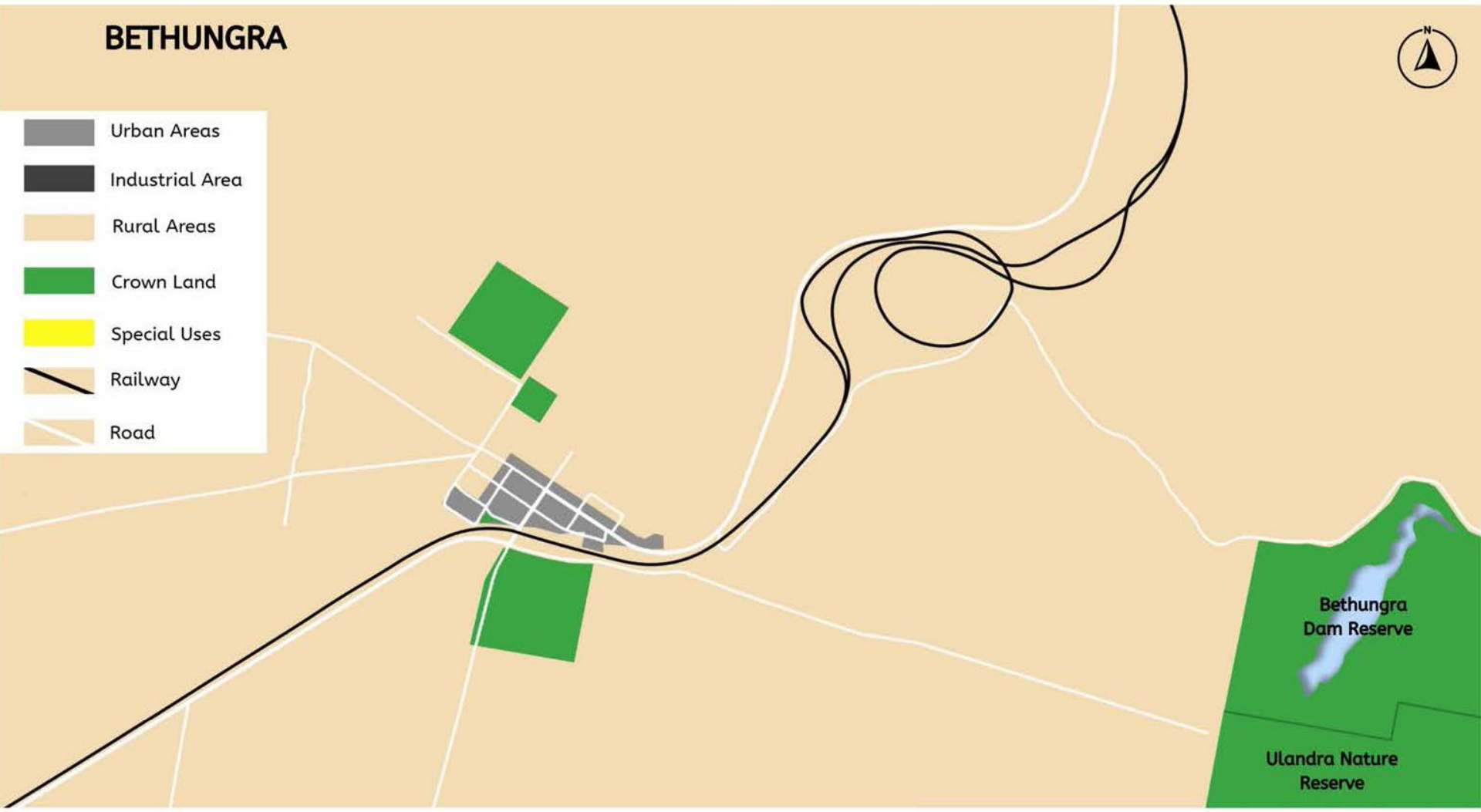


VILLAGE STRUCTURE MAPS 2020

BETHUNGRA



- Urban Areas
- Industrial Area
- Rural Areas
- Crown Land
- Special Uses
- Railway
- Road



VILLAGE STRUCTURE MAPS 2020

ILLABO

- Urban Areas
- Industrial Area
- Rural Areas
- Open Space
- Special Uses
- Railway
- Road



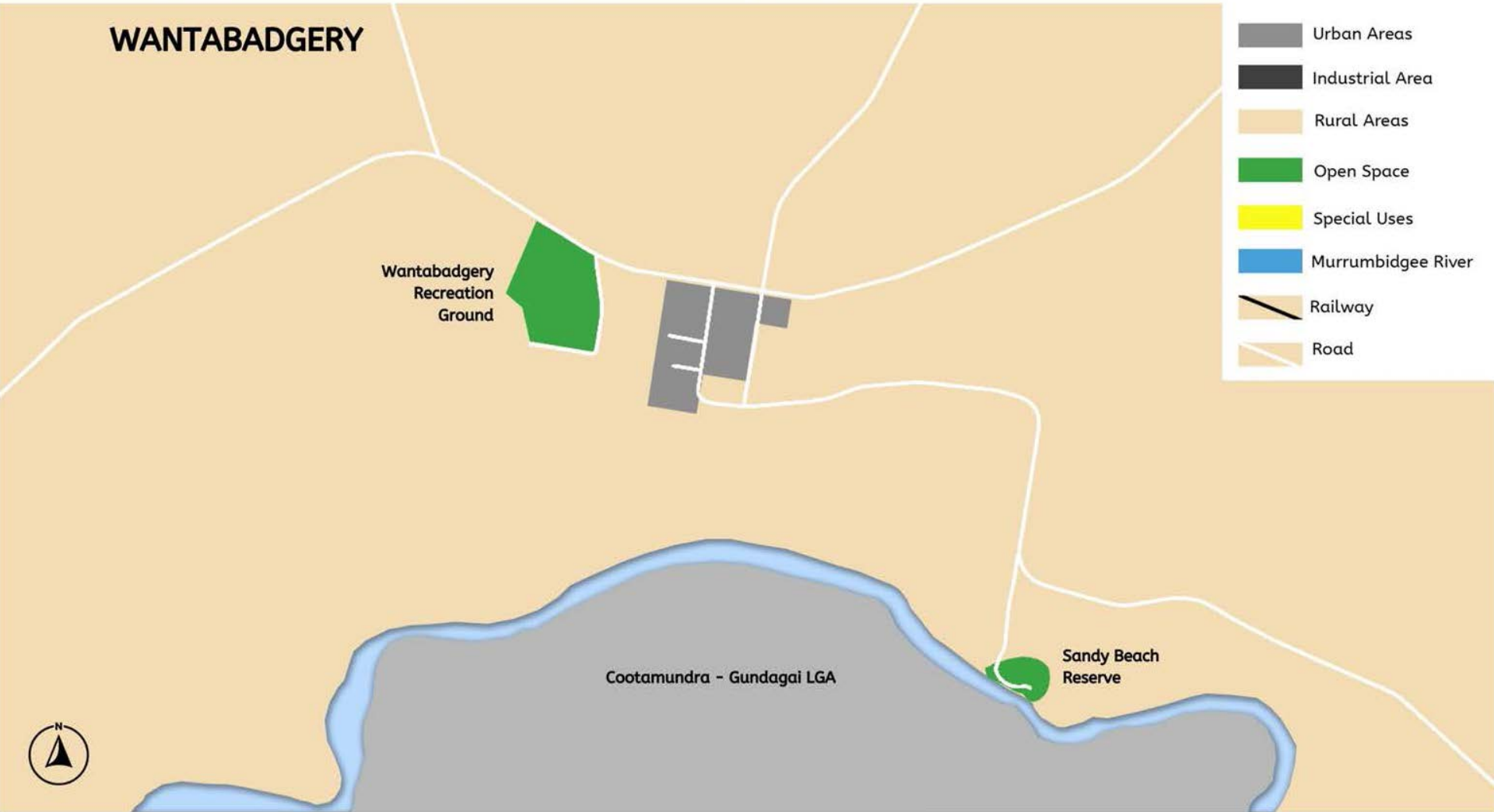
VILLAGE STRUCTURE MAPS 2020

OLD JUNEE



VILLAGE STRUCTURE MAPS 2020

WANTABADGERY





PLANNING PRIORITY

ONE: PROVIDE OPPORTUNITIES FOR HOUSING IN THE RIGHT LOCATIONS

RATIONALE

Junee itself and the villages of Old Junee, Illabo, Wantabadgery and Bethungra are our LGAs main settlement areas. Each contribute to the rural character and community lifestyle which attracts people to live, work and visit the Junee LGA. Emerging economic opportunities presented by the growth of Wagga Wagga and investment in regional infrastructure is expected to generate ongoing demand for housing in these areas.

With much of the existing residential land in Junee developed, there is a need to investigate options for creating additional and varied housing opportunities to respond to the challenges presented by a growing and changing community, such as infill development. It is important to plan strategically for any growth so that our towns and villages retain what makes them so special and that growth adds to these areas being sustainable and vibrant places.

In investigating options for accommodating additional residential growth in Junee and the surrounding villages, Council and the community must consider a range of issues. Matters to be taken in consideration include potential impacts on areas with landscape values, important agricultural land, efficient use of existing infrastructure, future sewage disposal and areas subject to natural hazards including flooding and bushfire.

TO DELIVER THIS PLANNING PRIORITY, COUNCIL WILL:

- Investigate opportunities for new residential areas and infill development. These areas will:
 - Be located to avoid areas that are identified as important agricultural land or areas that create potential for land use conflict;
 - Align with the utility infrastructure network and its capabilities;
 - Avoid or mitigate the impacts of hazards, including the implications of climate change;
 - Protect areas with high environmental value and/or cultural heritage value and important biodiversity corridors;
 - Not hinder development or urban expansion and will contribute to the function of existing towns and villages;
 - Create new neighbourhoods that are environmentally sustainable, socially inclusive, easy to get to, healthy and safe.

ACTIONS

- Review and update the Residential Land Strategy 2006 and implement findings on a priority basis (PP1.1)
- Monitor the uptake of residential land in Junee and the surrounding villages. (PP1.2)
- Review Council's LEP and DCP controls to ensure they can respond to future demand and provide a range of housing options. (PP1.3)
- Maintain database of housing approved and completed, as well as type of housing to ensure housing supply is maintained for anticipated population growth. (PP1.4)

MEASURES

- Residential Land Monitor
- Dwelling House Approvals
- House and Land Prices

PLANNING PRIORITY

TWO: PROVIDE INFRASTRUCTURE TO SUPPORT DEVELOPMENT OUTCOMES

RATIONALE

Infrastructure is critical to the proper functioning and wellbeing of our community. As opportunities for growth in Junee and the surrounding villages emerge, it is important that infrastructure is provided in the right place at the right time.

Understanding the current capacity and planned investments to utility infrastructure in Junee and the surrounding villages means that our community is better prepared to capitalise on opportunities for growth.

Although water supply is not a constraint to growth in Junee and the surrounding villages it will be important for Council to ensure that supporting infrastructure is accessible to any future residential or employment areas and operates at a level which can meet demand.

While recent upgrades have improved the capacity and efficiency of the Junee's sewage treatment plant, the surrounding villages are not serviced by wastewater infrastructure. Accordingly, Council will consider these constraints when investigating growth opportunities in Bethungra, Illabo, Old Junee and Wantabadgery.

TO DELIVER THIS PLANNING PRIORITY, COUNCIL WILL:

- Align residential and commercial growth with water and waste water capabilities
- Investigate funding opportunities to upgrade existing utility infrastructure facilities to cater for a growing population

ACTIONS

- Complete integrated water management plan to ensure future water and sewer aligns with future growth. (PP2.1)
- Complete identified upgrades and construction projects within Councils Delivery Program (2017-2021) and Eastern-Riverina Economic Development Strategy and future Delivery Programs. (PP2.2)
- Maintain close working relationship with Goldenfields Water County Council and other essential service providers including electricity, gas, telecommunications and regional/state roads. (PP2.2)

MEASURES

- Wastewater capacity and servicing levels

PLANNING PRIORITY

THREE: MAINTAIN AND ENHANCE THE CHARACTER AND FUNCTION OF OUR TOWNS AND VILLAGES

RATIONALE

Junee and the surrounding villages play a significant role in supporting a high quality of life that is valued by our community and attracts visitors and new residents to our LGA.

These places are characterised by a variety of commercial uses that provide basic services to our community, well-maintained and accessible open space and community facilities and iconic heritage buildings and streetscapes. As our population grows and changes, the character and function of these places needs to be maintained and improved.

Heritage buildings and streetscapes across our LGA are a major contributor to the character and vitality of our towns and villages. Council will promote the preservation and ongoing use of heritage buildings and streetscapes across the LGA to enable buildings and places such as the Bethungra Spiral, Athenium Theatre, former Broadway Hotel and Junee's commercial core to continue their contribution to our LGAs identity and local economy.

Council will also continue to look for opportunities to upgrade and provide new community infrastructure across the LGA in line with community needs. Key projects that Council are committed to delivering include, upgrades to the Junee Recreation and Aquatic Centre, expanding Junee's shared path network, and improvements to outdoor recreation grounds and playground equipment.

TO DELIVER THIS PLANNING PRIORITY, COUNCIL WILL:

- Promote the active reuse of heritage buildings that maintain the integrity of the historic character of Junee and the surrounding villages.
- Provide accessible pedestrian areas within main commercial areas, while maintaining the character of main streets.
- Seek to continually improve inclusive accessibility to public facilities and buildings
- Actively seek opportunities/funding to upgrade/provide community facilities throughout the shire.
- Provide and maintain community infrastructure which meets community needs.

ACTIONS

- Develop and implement village improvement plans for Bethungra, Illabo, Old Junee and Wantabadgery. (PP3.1)
- Review and update the Section 7.12 Developer Contribution Plans to provide opportunity to fund the upgrade of community facilities. (PP3.2)
- Maintain heritage listings in Junee's Local Environmental Plan to facilitate the conservation of Junee's heritage. (PP3.3)
- Facilitate the repair, maintenance and adaptive re-use of heritage buildings, along with appropriate infill development, that ensures the conservation of Junee's heritage. (PP3.4)
- Develop a Parks and Open Space Strategy to inform future recreational and community open space requirements. (PP3.5)

MEASURES

- Community feedback
- Periodically review current uses of historically significant buildings

PLANNING PRIORITY

FOUR: SUPPORT A VIBRANT COMMERCIAL CORE

RATIONALE

Junee's commercial core comprises a variety of retail and commercial uses and tourism assets set against a backdrop of iconic heritage buildings including the Athenium Theatre, former Broadway Hotel and Junee Railway Station. The role and function of this area supports our community and its character is an important part of our LGAs identity. The support and revitalisation of the commercial core will encourage tourism to Junee and the surrounding area, aligning with the *Riverina Murray Destination Management Plan 2018*. Tourism is a critical industry to the commercial core of Junee moving into the future and it is important that these activities and precincts are given the opportunity and means to flourish.

It is important that this area maintains a range of retail and commercial uses to increase vitality, enhance the value of the public realm and attract complementary uses in order to continue to support the community and attract visitors to our LGA.

Council will support the role and function of Junee's commercial core by protecting it from the encroachment of incompatible land uses, investigating opportunities to encourage complementary uses in the area and continuing to promote it as a destination for both visitors and locals.

TO DELIVER THIS PLANNING PRIORITY, COUNCIL WILL:

- Protect the function of core commercial areas and provide opportunity to generate additional services and offerings
- Support the ongoing operation of existing retail and commercial uses in Junee's commercial core
- Provide opportunity for the adaptive reuse of heritage buildings within this commercial core
- Promote and encourage Junee as a prime business location to attract new businesses

ACTIONS

- Review Council's LEP and DCP controls to ensure they can protect and promote Junee's commercial core and central activity centre. (PP4.1)

MEASURES

- Economic data, business statistics and employer numbers
- Review of shop front vacancies
- Tourist and visitor data

PLANNING PRIORITY

FIVE: PROVIDE OPPORTUNITIES FOR NEW BUSINESS AND INDUSTRY IN THE RIGHT LOCATIONS

RATIONALE

Our LGAs connections to the national freight network, proximity to the regional city of Wagga Wagga and productive agricultural and resource lands present opportunities to leverage our strategic location to attract new business and industry.

Investment in regional infrastructure and major projects including the Junee to Griffith rail line, Inland Rail and Riverina Intermodal Freight and Logistics (RIFL) Hub presents opportunities for our LGA to leverage our locational advantages to grow and diversify our local economy.

Existing employment land north of Junee has capacity to accommodate additional development however expanding this area may be necessary to accommodate future employment generating land uses. Council will investigate opportunities for creating additional employment land in the right locations including the villages to ensure our LGA is positioned to attract new businesses and industry into the future.

TO DELIVER THIS PLANNING PRIORITY, COUNCIL WILL:

- Investigate opportunities for the expansion of existing industrial precincts in Junee which maximise connections to existing infrastructure and freight networks.
- Investigate opportunities for new employment land in Junee which maximise connections to existing infrastructure and freight networks.
- Ensure planning provisions accommodate the changing needs of business and industry.

ACTIONS

- Review Council's LEP and DCP controls to ensure they can respond to opportunities for new businesses and industry in appropriate locations. (PP5.1)
- Consult and collaborate with neighbouring centres, such as Wagga Wagga, for opportunities to support local businesses and industry in the Bomen Business Park. (PP5.2)
- Support the ongoing use of rail infrastructure and associated handling infrastructure to maintain Junee's status as an intermodal hub. (PP5.3)

MEASURES

- Business and Industry feedback and consultation
- Employment by Industry Data

PLANNING PRIORITY

SIX: SUPPORT AND PROTECT AGRICULTURE

RATIONALE

Agriculture is a significant contributor to our local economy and a large part of our LGAs identity. The combination of our highly productive agricultural land and connections to freight networks ensure our LGA is well positioned to take advantage of the growing demand for fresh, high quality produce from our region.

To provide certainty for existing and future agricultural use and promote growth and diversity in the industry, our important agricultural land needs to be protected from the impacts of emerging and incompatible land uses. Some examples of land uses that have the potential to create land use conflict and result in fragmentation of land include rural residential development and large-scale industries and projects located on important agricultural land.

Our LGA has already taken proactive steps in managing land use conflicts and impacts on primary producers, including supporting 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.

TO DELIVER THIS PLANNING PRIORITY, COUNCIL WILL:

- Protect important agricultural lands and supporting industries in local planning controls
- Continue to implement and advocate the NSW Right to Farm Policy.
- Maintain the existing rural lands minimum lots size provisions in Local Environmental Plans to avoid agricultural land fragmentation
- Manage land use conflict on agricultural land by:
 - Supporting pre-existing, lawfully operating agricultural land uses in the case of nuisance complaints.
 - Avoid locating incompatible land uses in and adjacent to agricultural production and supporting industry areas.
 - Restrict the encroachment of incompatible land uses;
 - Ensure that land use standards for minimum subdivision sizes in the LEP reflect trends and enable a productive agricultural sector

ACTIONS

- Review Council's LEP and DCP controls to ensure they can minimise land fragmentation and land use conflict, and advocate for innovation and best practice in the agriculture industry. (PP6.1)
- Review buffer zones around potentially offensive industry and activity. (PP6.2)

MEASURES

- Agricultural output data
- Employment data
- Complaints database

PLANNING PRIORITY

SEVEN: PROTECT, CONSERVE AND ENHANCE THE NATURAL ENVIRONMENT AND LOCAL HERITAGE

RATIONALE

Our LGAs natural environment is valued by residents and visitors alike. Environmental assets such as the Ulandra Nature Reserve, Junee Wetlands, Sandy Beach Reserve and Bethungra Dam Reserve provide habitat for native flora and fauna. These areas also provide opportunity to attract visitors to our LGA, providing great places to camp and hike, all within proximity to Junee and surrounding villages.

Understanding environmental values across our LGA is a key challenge. The opportunity to enhance the protection of habitat and threatened species, particularly by providing connections through the rural landscape is an important issue which council will consider when making land use decisions.

To enable these areas to be fully appreciated, additional work is required to better understand the environmental values on the land. Baseline data needs to be improved to accurately understand the location of key biodiversity corridors and environmental values throughout our LGA. As new development occurs through Junee and the surrounding villages, it will be important for Council to understand the location of key environmental values and the extent to which new development may impact them.

In addition to our natural environment, our local heritage plays an important role in defining our community and local character. To fully value and protect this heritage, additional study of these heritage issues needs to be undertaken, in conjunction with Local Aboriginal Land Councils and other interested members of our community.

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 natural areas and culturally sensitive heritage sites.
- Seek (funding) opportunities to undertake environmental management and Aboriginal cultural heritage studies in consultation with government and community to update and inform new biodiversity and heritage mapping layers in the Junee LEP.

ACTIONS

- Undertake biodiversity studies to identify key areas of biodiversity within our LGA, as well as identifying key potential biodiversity corridors to improve environmental outcomes throughout the LGA. (PP7.1)
- Use biodiversity studies to inform better land use planning outcomes. (PP7.2)
- Undertake Aboriginal and other heritage studies to inform future strategies. (PP7.3)
- Review Council's LEP and DCP controls to ensure Council can better protect areas of significant heritage and biodiversity in the region. (PP7.4)
- Undertake environmental education through the recreational use of the Junee Wetlands area. (PP7.5)

MEASURES

- Vegetation coverage and habitat quality
- Numbers of wildlife observed in key locations

PLANNING PRIORITY

EIGHT: PLAN FOR NATURAL HAZARDS AND A CHANGING CLIMATE

RATIONALE

It is anticipated that the Junee LGA will experience an increased occurrence of extreme weather events in years to come including localised flooding, drought and bushfires. Understanding changing weather patterns will be important for building sustainable and resilient communities.

Council has already undertaken extensive flood planning work through the preparation of a flood study for Lower Butlers Gully, to understand the extent of major rain and flooding events which may impact Junee town. This study identifies 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 this and any future flood studies across the LGA are replicated in local planning controls will be necessary to manage community expectations and development on land subject to inundation.

Locating new development and expanding our towns in locations that have a low bushfire risk will also be a key commitment for Council. In order to do this, it will be important for Council to review existing bushfire hazard mapping with the NSW Rural Fire Service.

When planning and developing new urban areas, design and environmental considerations such as vegetation, water management (water sensitive urban design) and energy efficiency will be incorporated into the decision-making process. This will assist our communities to build resilience to climate change.

TO DELIVER THIS PLANNING PRIORITY, COUNCIL WILL:

- Liaise with the RFS and landholders to develop bushfire management plans for key bushfire affected areas
- Promote community awareness and education around the prevention of natural hazards
- Seek opportunities to update all available flood data
- Require water sensitive urban design, passive cooling/heating and energy efficiency measures to be considered in all new developments
- Adopt *NSW Adapt – NSW Climate Change Policy Framework* as applicable to the LGA

ACTIONS

- Review and update LEP and DCP controls regarding bushfire risk and flood prone areas. (PP8.1)
- Undertake LEP and DCP amendments to implement recommendations from existing Floodplain Risk Management Studies and Plans identified above. (PP8.2)
- Develop bushfire management plans for key bushfire risk areas in consultation with RFS and landowners. (PP8.3)
- Review flood levels for key areas in Junee and the villages, especially in relation to future residential land and sensitive land use activities. (PP8.4)
- Investigate and develop measures and strategies to improve resilience within the community to a changing climate. (PP8.5)

MEASURES

- Bushfire data
- Flood Data

IMPLEMENTATION TIMELINE

The implementation timeline intends to provide a further measure to gauge the performance of the LSPS and provide guidance in future Council budgets and delivery programs. The timeline will also aid in providing continuity and update goals over the time period to ensure that the views and outcomes expected by the community are retained and updated as required. A number of actions in the LSPS are intended to be ongoing commitments and are shown in the table below by a continuous colour. Other goals, such as undertaking certain studies, are to be indicated in coloured year blocks. These LSPS actions are presented alongside key Council and community actions to provide context and for planning purposes.

The following timeline has been provided to guide the implementation of actions outlined in the LSPS. As this is the first iteration of the document, current budgeting and resource allocation at Council do not permit a commitment to additional resource allocation at this time for the discreet action items. It is intended to update this timeline as resource and budget allocations become available for scheduling for each action outlined in the LSPS. Actions will also be conducted on a priority basis, relative to the benefit to the community and land use planning for the future.

	Financial Year	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	Planning Priority		
Action	Review and update the Residential Land Strategy 2006																						PP1.1	
	Monitor the uptake of residential land in Junee and the surrounding villages																							PP1.2
	Review LEP and DCP controls to respond to future residential demand																							PP1.3
	Maintain database of housing approved and completed																							PP1.4
	Complete integrated water management plan																							PP2.1
	Complete projects within REDS and Delivery Programs																							PP2.2
	Maintain close working relationship with essential service providers																							PP2.3
	Develop and implement village improvement plans																							PP3.1
	Review Section 7.12 Developer Contributions Plan																							PP3.2
	Maintain heritage listings in Junee's Local Environmental Plan																							PP3.3
	Facilitate the repair, maintenance and adaptive re-use of heritage buildings																							PP3.4
	Develop a Parks and Open Space Strategy																							PP3.5
	Review LEP and DCP controls to ensure promotion of the commercial core																							PP4.1
	Review LEP and DCP controls to support new businesses and industry																							PP5.1
	Consult and collaborate with neighbouring centres to support local businesses																							PP5.2
	Support the ongoing use of rail infrastructure																							PP5.3
	Review LEP and DCP controls to ensure they support the agriculture industry																							PP6.1
	Review buffer zones around potentially offensive industry and activity																							PP6.2
	Undertake biodiversity studies to identify key areas of biodiversity within our LGA																							PP7.1
	Use biodiversity studies to inform better land use planning outcomes																							PP7.2
	Undertake Aboriginal and other heritage studies to inform future strategies																							PP7.3
	Review LEP and DCP controls to protect areas of biodiversity and heritage																							PP7.4
	Undertake environmental education																							PP7.5
	Update LEP and DCP controls regarding bushfire risk and flood prone areas																							PP8.1
	Undertake LEP and DCP amendments from Floodplain Management Studies																							PP8.2
	Develop bushfire management plans for key bushfire risk areas																							PP8.3
	Review flood levels for key areas in Junee and the village																							PP8.4
	Investigate and develop strategies to improve resilience to a changing climate																							PP8.5
	Council election year																							
	Review Community Strategic Plan																							
Review LSPS																							Within 7 years	

REFERENCE LIST

Junee LGA 2016 Census Quickstats - **Australian Bureau of Statistics (ABS)**

(https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA14300)

Inland Rail Project Data - Illabo to Stockinbingal - **ARTC**

(<https://inlandrail.artc.com.au/I2S>)

Junee Climate Statistics - Junee Treatment Works - **Australian Government Bureau of Metereology (BOM)**

Regional Output - **Department of Primary Industries NSW**

(<https://www.dpi.nsw.gov.au/about-us/publications/pdi/2019/regional-output>)

Riverina Murray Destination Management Plan 2018 - **Destination Riverina Murray**

Junee Local Environmental Plan 2012 - **Junee Shire Council**

Community Strategic Plan - Making Tracks 2035 - **Junee Shire Council**

NSW Adapt - NSW Climate Change Policy Framework - **NSW Department of Planning, Industry and Environment**

Riverina Murray Regional Plan 2036 - **NSW Department of Planning, Industry and Environment**

Ullandra Nature Reserve Plan of Management 1994 - **NSW National Parks and Wildlife Service**

Future Transport Strategy 2056 - **Transport for New South Wales**

(https://future.transport.nsw.gov.au/sites/default/files/media/documents/2018/Future_Transport_2056_Strategy.pdf)