

8.3 LEP Health Check

REPORT BY THE MANAGER, STRATEGIC PLANNING
TO 11 DECEMBER 2019 ORDINARY MEETING
GOV400067, LAN900013

RECOMMENDATION

That Council:

1. **receive the report by the Manager, Strategic Planning on the LEP Health Check; and**
2. **endorse the LEP Health Check and send to the Department of Planning Industry and Environment for consideration.**

Executive summary

Council is required to conduct regular and periodic reviews of the Mid-Western Regional Local Environmental Plan 2012 (LEP) to ensure that the objects of the *Environmental Planning and Assessment Act 1979* are met.

The LEP is informed by a range of strategies, the highest order of those is the Central West and Orana Regional Plan 2036 (Regional Plan). The Regional Plan includes, 29 Directions. Many of the Directions are broader than provisions able to be included in the LEP, a number relate to other strategic or operational activities undertaken by Council.

The purpose of this report is to demonstrate how Council is satisfying the Directions of the Regional Plan and to document the LEP Health Check process, which will inform the development of Council's Local Strategic Planning Statement and support future amendments to planning controls.

Attachment 1 demonstrates the alignment of Council's strategic land use program with the Regional Plan Directions. It highlights actions already identified in the Community Plan and matters that Council may wish to consider in preparation of its Local Strategic Planning Statement next year.

Disclosure of Interest

Nil.

Detailed Report

Purpose of Review

The purpose of an LEP Review (also known as an "LEP Health Check") is to identify how closely aligned the existing Mid-Western Regional Local Environmental Plan 2012 (LEP) is to the actions identified in the Regional Plan. The LEP Health Check is a key initial step in the future preparation of Council's Local Strategic Planning Statement.

Planning Policy and Statutory Context

The Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (the Act) is the principal planning and development assessment legislation in NSW.

The Act was amended in March 2018, and these changes formalised for the first time, the role of the Regional Plan planning processes in the Act. The increased role of strategic planning in the review of the LEP, represents a shift in emphasis from a regulatory focus to one that strengthens the role of upfront strategic planning and community participation.

Central West and Orana Regional Plan

The Central West and Orana Regional Plan 2036 (Regional Plan) is a 20-year blueprint for the future of the Central West and Orana region.

The vision detailed in the Regional Plan is to create a leading diverse regional economy in NSW, with a vibrant network of centres leveraging the opportunities of being at the heart of NSW. The Regional Plan details four goals:

- The most diverse regional economy in NSW
- A stronger, healthier environment and diverse heritage
- Quality freight, transport and infrastructure networks
- Dynamic, vibrant and healthy communities

Attachment 1 outlines the alignment between Council's strategic land use program and the 29 Directions of the Regional Plan.

Mid-Western Regional Community Plan Towards 2030

The current Mid-Western Region Community Plan Towards 2030 (Community Plan) was first adopted in 2013 and is the highest level plan prepared by Council. Certain strategy items detailed under each of the themes of the Community Plan align with the Directions of the Regional Plan. Attachment 1 demonstrates this alignment.

The key themes are:

- Looking after Our Community
- Protecting our Natural Environment
- Building a Strong Local Economy
- Connecting Our Region
- Good Government

Environment Planning Instrument

Council's principal environmental planning instrument is the LEP 2012. The LEP 2012 is the compilation of the Mid-Western Regional Interim Local Environmental Plan 2008, Rylstone Local Environmental Plan 1996 and Merriwa Local Environmental Plan 1992.

The LEP 2012 and Community Plan currently provides general alignment with the Directions of the Regional Plan. Attachment 1 suggests future strategic land use work that could be undertaken to provide a stronger alignment with the Regional Plan. The suggested strategy work could be included as Actions within the future Local Strategic Planning Statement.

Preparation of a Local Strategic Planning Statement

As part of the 2018 changes to the Act, all councils are required to prepare a Local Strategic Planning Statement by 1 July 2020. Council's future Local Strategic Planning Statement will shape how and when development controls in the LEP 2012 will evolve over time to meet the needs of the community.

Conducting an LEP Health Check is a key initial step in the preparation of an LSPS as it demonstrates the existing alignment between the Directions of the Regional Plan and Council's strategic land use program.

Community Plan implications

Theme	Looking After Our Community
Goal	Vibrant towns and villages
Strategy	Make available diverse, sustainable, adaptable and affordable housing options through effective land use planning

Strategic implications

Council Strategies

Mid-Western Region Community Plan Towards 2030

Mid-Western Regional Comprehensive Land Use Strategy 2010 Parts A, B and C

Council Policies

Nil.

Legislation

Environmental Planning and Assessment Act 1979

Mid-Western Regional Local Environmental Plan 2012

Financial implications

The LEP Health Check does not result in actions requiring an amendment to the Operation Plan 2019/20. There are no associated financial costs.

Associated Risks

If Council does not conduct an LEP Health Check it will not be meeting the requirement of the *Environmental Planning and Assessment Act 1979* to ensure LEPs are under regular and periodic review.

SARAH ARMSTRONG
MANAGER, STRATEGIC PLANNING

JULIE ROBERTSON
DIRECTOR DEVELOPMENT

19 September 2019

Attachments: 1. LEP Review.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

NSW Central West and Orana Regional Plan 2036		Regional Plan Implementation Plan 2017-2019		Considerations for Mid-Western Regional Council	
Action No.	Action	Responsibility	Timing	Is this relevant to the preparation of the LSPS? Note: any new work is not proposed to inform the LSPS	What strategic work will need to be undertaken to implement the LSPS or can this be delivered through other Council Strategic Planning?
Direction 1: Protect the region's diverse and productive agricultural lands					
1.1	Release a Regional Agricultural Development Strategy that: <ul style="list-style-type: none"> maps important agricultural land; identifies emerging opportunities for agriculture; and sets direction for local planning of agricultural development 	DPIE	Immediate	Not currently	May inform future land use strategic work.
1.2	Protect important agricultural land identified in the Regional Agricultural Development Strategy from land use conflict and fragmentation and manage the interface between important agricultural lands and other land uses.	Council	Ongoing	Yes	Council may review the Regional Agricultural Strategy when available. Council may review the land use permissibility for the important agricultural lands identified and to highlight where any of these lands adjoin residential zones.
1.3	Implement the NSW Government's Agricultural Industry Action Plan - Primed for growth: Investing locally, connecting globally.	Council	Short term	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Building a Strong Local Economy that aligns with this Direction (Item No. 3.1.1.1: Promote the Region to target business that complement key local industries).
1.4	Undertake biodiversity risk assessment, taking into account biosecurity plans and the need for appropriate buffer areas.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Looking After Our Community that aligns with this Direction (Item No. 1.2.4.2: Application of appropriate building and development controls to protect and enhance the natural and built environment in the region).
Direction 2: Grow the agribusiness sector and supply chains					
2.1	Encourage agribusiness diversification and value-adding opportunities by reviewing local plans to ensure land use zonings and definitions reflect industry requirements.	DPIE	Immediate	Not currently	May inform future land use strategic work.
2.2	Guide local and strategic planning to protect agricultural land, and manage the interface with other land uses.	DPIE	Immediate	Not currently	May inform future land use strategic work.
2.3	Facilitate investment in the agricultural supply chain by protecting assets including freight and logistics facilities from land use conflict and the encroachment of incompatible land uses.	Council	Ongoing	Yes	Council may consider the location of freight and logistics facilities in the region and potential mapping for the LSPS.
Direction 3: Develop advanced manufacturing and food processing sectors					
3.1	Promote investment in advanced and value-added manufacturing in employment lands through suitable land use zonings and land use definitions in local environmental plans.	DPIE	Immediate	Not currently	May inform future land use strategic work.
3.2	Locate advanced and value-added manufacturing industries and associated infrastructure to minimise potential land use conflict.	Council	Ongoing	Yes	Council has an established land supply of IN1 General Industrial and a supply yet to be released located on Hill End Road. The majority of this land does not currently adjoin sensitive land uses; except for an area to the south of Sydney Road. Land zoned IN1 in Gulgong adjoins land zoned R1 General Residential. Land zoned IN1 General Industrial in Rylstone and Kandos adjoins RU5 Village. Accordingly, Council may consider an LSPS action to manage any potential future land use conflict.
3.3	Encourage co-location of related industries, to maximise efficiency, infrastructure use, decrease supply chain costs, increase economies of scale and attract further investment.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Building a Strong Local Economy that aligns with this Direction (Item No. 3.1.1.1: Promote the Region to target business that complement key local industries).
3.4	Develop a food and fibre strategy for the Central West, reflecting the opportunities identified in Regional Development Australia Central West's Value Adding to Agriculture in Central West NSW study.	DPIE	Immediate	Not currently	May inform future land use strategic work.
Direction 4: Promote and diversify regional tourism markets					
4.1	Align local land use and tourism strategies with a Destination Management Plan for the Country and Outback NSW Destination Network.	Council	Immediate	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under the Building a Strong Local Economy

					that aligns with this Direction (Item 3.2.1.1: Provide brand leadership. Market the Region's competitive advantages and investment opportunities)
4.2	Work with councils to improve tourism-related transport services.	TfNSW	Ongoing	Not currently	May inform future land use strategic work.
4.3	Develop the region's capacity to grow food and wine tourism	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Building a Strong Local Economy that aligns with this Direction (Item 3.2.1.1: Provide brand leadership. Market the Region's competitive advantages and investment opportunities)
4.4	Enable opportunities appropriate for tourism development and associated land uses in local environmental plans.	Council	Ongoing	Yes	Council may undertake a land use survey of existing tourism development, identify any gaps in the market, and ensure that current zoning permissibility and land supply allows for their establishment.
4.5	Target experiential tourism opportunities and develop tourism management frameworks to promote a variety of accommodation options.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Building a Strong Local Economy that aligns with this Direction (Item 3.1.1.5: Work with Mudgee Region Tourism Inc (MRTI) to identify target markets and promote the region)
4.6	Encourage tourism development in natural areas that support conservation outcomes.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Building a Strong Local Economy that aligns with this Direction (Item 3.1.1.4: Work with the community to identify economic development opportunities)
Direction 5: Improve access to health and aged care services					
5.1	Establish health precincts around hospitals in the regional cities and strategic centres.	Council	Immediate	No	DPIE are working with Council to develop the Mudgee Health Precinct. This may result in the need to rezone land.
5.2	Promote mixed-use facilities and research; and accommodation precincts for the health and aged care service sectors.	Council	Ongoing	No	DPIE are working with Council to develop the Mudgee Health Precinct. This may result in the need to rezone land.
5.3	Facilitate the development of multipurpose, flexible and adaptable health and education infrastructure.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Building a Strong Local Economy that aligns with this Direction (Item 3.2.3.1: Lobby State and Federal Government for expanded health and education services).
5.4	Minimise the encroachment of inappropriate and incompatible land uses near existing and proposed health facilities.	Council	Ongoing	No	Once the health precinct has been identified, Council may review zoning permissibility of adjoining land to ensure the establishment of suitable uses.
Direction 6: Expand education and training opportunities					
6.1	Work with stakeholders and the region's education providers to identify opportunities to address skills shortages through tailored regional training programs.	DPIE	Medium term	Not currently	May inform future land use strategic work.
6.2	Promote the development of education precincts around universities and other educational facilities to allow people to specialise in rural studies and to cater for international students.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Building a Strong Local Economy that aligns with this Direction (Item 3.3.2.1: Work with lead agencies for education in the Region to identify opportunities for economic growth).
6.3	Facilitate joint-venture opportunities for shared community and school facilities on school sites, including sporting fields, amenities, parking, community halls, child care, arts and library facilities.	Education	Medium term	Not currently	May inform future land use strategic work.
Direction 7: Enhance the economic self-determination of Aboriginal communities					
7.1	Work with the Local Aboriginal Land Councils on strategic assessments of their landholdings to identify priority sites with economic development potential.	DPIE	Immediate	Not currently	May inform future land use strategic work.
7.2	Identify priority sites that can create a pipeline of potential projects that the Local Aboriginal Land Councils may wish to consider	DPIE	Short term	Not currently	May inform future land use strategic work.
Direction 8: Sustainably manage mineral resources					

8.1	Consult with NSW Resources and Energy when assessing applications for land use changes (strategic land use planning, rezoning and planning proposals) and new development or expansions.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Protecting Our Natural Environment that aligns with this Direction (Item No. 2.1.2.1: Work with the community and government agencies to identify and address the issues and mitigate impacts associated with mining).
8.2	Protect areas with potential for mineral and energy resources extraction through local land use strategies and local environmental plans.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Protecting Our Natural Environment that aligns with this Direction (Item No. 2.1.2.1: Work with the community and government agencies to identify and address the issues and mitigate impacts associated with mining).
8.3	Protect infrastructure that facilitates mining from development that could affect current or future extraction.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Building a Strong Local Economy that aligns with this Direction (Item No. 3.1.1.4: Work with the community to identify economic development opportunities).
8.4	Support communities that transition out of mining to manage change in population and demand for services, and explore new economic opportunities.	DPC (Mining Taskforce)	Short term	Not currently	May inform future land use strategic work.
8.5	Work with councils to scope the application and implementation of a scenario planning or impact modelling tool to be applied at a regional level to help communities plan for the impacts of mining.	DPC	Short term	Not currently	May inform future land use strategic work.
Direction 9: Increase renewable energy generation					
9.1	Identify locations with renewable energy generation potential and access to the electricity network.	DPIE	Short term	Not currently	May inform future land use strategic work.
9.2	Facilitate small-scale renewable energy projects using bioenergy, solar, wind, small-scale hydro, geothermal or other innovative storage technologies through local environmental plans.	Council	Ongoing	Yes	Council may review the strategic work undertaken as part of Direction 9.1 and determine the best means to identify and protect areas of high scenic value or agricultural value to be preserved and to ensure land use permissibility allows for development in suitable locations.
9.3	Promote best practice community engagement and maximise community benefits from all utility-scale renewable energy projects.	DPIE	Ongoing	Not currently	May inform future land use strategic work.
Direction 10: Promote business and industrial activities in employment lands					
10.1	Encourage the sustainable development of industrial and employment land to maximise infrastructure and connect to the existing freight network.	Council	Ongoing	Yes	Council may consider the location of freight and logistics facilities in the region and potential mapping for the LSPS.
10.2	Use local environmental plans to promote the development of specialised industry clusters and the colocation of related industries.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Building a Strong Local Economy that aligns with this Direction (Item No. 3.1.1.1: Promote the Region to target business that complement key local industries).
10.3	Encourage the consolidation of isolated, unused or underused pockets of industrial land to create long-term development opportunities.	Council	Ongoing	Yes	Council may undertake a land use survey to determine the supply of industrial land and monitor supply on an ongoing basis to inform future opportunities.
10.4	Create land use strategies that identify opportunities to develop industrial land employment land and reduce land use conflicts.	Council	Ongoing	Yes	Council may undertake a land use survey to determine the supply of industrial land and monitor supply on an ongoing basis to inform future opportunities.
10.5	Monitor the supply and demand of industrial land in strategic centres to inform the planning and coordination of utility infrastructure to support new development.	DPIE	Ongoing	Not currently	May inform future land use strategic work.
10.6	Accommodate future commercial and retail activity in existing commercial centres, unless there is a demonstrated need or social and economic benefits to locate this activity elsewhere.	Council	Ongoing	Yes	Council may undertake a land use survey to determine the supply of commercial land in Mudgee and monitor supply on an ongoing basis to inform future opportunities.
10.7	Require proposals for new retail development to demonstrate how they: <ul style="list-style-type: none"> • respond to retail demand; • respond to innovations in the retail sector; • maximise public transport and community infrastructure commensurate with the scale 	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Looking After Our Community that aligns with this Direction (Item 1.2.4.2: Application of appropriate building and development controls to protect and enhance the natural and built environment in the region).

	of the proposal; and • enhance the quality of public areas.				
Direction 11: Sustainable manage water resources for economic opportunities					
11.1	Implement the Murray–Darling Basin Plan to ensure a balance of social, economic and environmental outcomes.	DPIE	Short term	Not currently	May inform future land use strategic work.
11.2	Finalise water resource plans and long-term watering plans for surface water and groundwater systems in accordance with the Murray–Darling Basin Plan.	DPIE	Short term	Not currently	May inform future land use strategic work.
11.3	Plan for high-water use industries in locations with water access and security.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Protecting Our Natural Environment that aligns with this Direction (Item 2.2.1.3: Work to secure water for agriculture and urban use).
11.4	Enhance the productive capacity of land in the Namoi, Macquarie and Lachlan irrigation areas by limiting encroachment of inappropriate and incompatible land uses.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Protecting Our Natural Environment that aligns with this Direction (Item 2.2.1.5: Play an active role in the Cudgegong Valley and Macquarie Valley User Group).
11.5	Provide guidance for development in areas of groundwater vulnerability.	DPIE	Short term	Not currently	May inform future land use strategic work.
Direction 12: Plan for greater land use compatibility					
12.1	Conduct a pilot study with Central NSW Councils (CENTROC) to investigate practical on-ground mechanisms that will help to avoid land use conflict between intensive agricultural uses and other sensitive uses.	DPIE	Immediate	Not currently	May inform future land use strategic work.
12.2	Identify and protect important agricultural land in local plans.	Council	Ongoing	Yes	Council may investigate the best means of protecting these lands in conjunction with Regional Plan Action 1.2
12.3	Create local strategies to limit urban and rural housing development in agricultural and extractive resource areas, industrial areas and transport corridors.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Looking After Our Community that aligns with this Direction (Item 1.2.3.1: Ongoing monitoring of land release and development).
12.4	Amend planning controls to deliver greater certainty of land use.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Looking After Our Community that aligns with this Direction (Item 1.2.1.1: Review Development Control Plan).
12.5	Provide non-statutory guidance on appropriate and sympathetic land use in areas where land use conflicts occur.	DPIE	Short term	Not currently	May inform future land use strategic work.
Direction 13: Protect and manage environmental assets					
13.1	Protect high environmental value assets through local environmental plans.	Council	Ongoing	Yes	Council may consider the location of high environmental value assets in the region and potential mapping for the LSPS.
13.2	Minimise potential impacts arising from development in areas of high environmental value, and consider offsets or other mitigation mechanisms for unavoidable impacts.	Council	Ongoing	Yes	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Looking After Our Community that aligns with this Direction (Item 1.2.4.2: Application of appropriate building and development controls to protect and enhance the natural and built environment in the region).
13.3	Improve the quality of, and access to, information relating to high environmental value.	DPC	Short term	Not currently	May inform future land use strategic work.
13.4	Develop a Biodiversity Conservation Investment Strategy to identify priority investment areas and principles for investment.	DPC	Medium term	Not currently	May inform future land use strategic work.
13.5	Recognise, plan and consider the production, cultural heritage, recreation and ecological conservation values of Travelling Stock Reserves in local land use strategies.	DPIE	Ongoing	Not currently	May inform future land use strategic work.
Direction 14: Manage and conserve water resources for the environment					
14.1	Adopt an integrated approach to water cycle management across the region that considers climate change, water security, sustainable demand and growth, and the natural environment.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Protecting Our Natural Environment that aligns with this Direction (Item 2.2.2.1: Achieve NSW Government Best Practice Management of Water Supply and Sewerage).
14.2	Locate, design, construct and manage new development to minimise impacts on water catchments, including downstream areas and groundwater sources.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Looking After Our Community that

					aligns with this Direction (Item 1.2.1.1: Review Development Control Plan).
14.3	Minimise the impacts of development on fish habitat, aquaculture, commercialised and recreational fishing, and waterways (including watercourses, wetlands and riparian lands) and meet the Water Quality and River Flow Objectives.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Looking After Our Community that aligns with this Direction (Item 1.2.4.2: Application of appropriate building and development controls to protect and enhance the natural and built environment in the region).
14.4	Collaborate with industry and other catchment stakeholders to clarify changes to the supply and management of water for users and the environment.	DPIE	Short term	Not currently	May inform future land use strategic work.
14.5	Plan for the effects of a changing climate on water availability and use for the environment, settlements, communities and industry.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Protecting Our Natural Environment that aligns with this Direction (Item 2.2.1.3: Work to secure water for agriculture and urban use).
Direction 15: Increase resilience to natural hazards and climate change					
15.1	Locate developments, including new urban release areas, away from areas of known high biodiversity value; areas with high risk of bushfire or flooding; contaminated land; and designated waterways.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Looking After Our Community that aligns with this Direction (Item 1.2.4.2: Application of appropriate building and development controls to protect and enhance the natural and built environment in the region).
15.2	Incorporate the outcomes of the Integrated Regional Vulnerability Assessment to inform future land use and planning decisions.	Council	Ongoing	Yes	Council may review the Integrated Regional Vulnerability Assessment and determine if it is applicable to our region.
15.3	Adopt a whole-of-government approach to information exchange on climate change adaptation and preparedness.	DPC	Ongoing	Not currently	May inform future land use strategic work.
15.4	Respond to climate-related risks by applying and communicating fine-scale climate information to support decision-making.	DPC	Ongoing	Not currently	May inform future land use strategic work.
15.5	Implement the requirements of the NSW Floodplain Development Manual by updating flood studies and floodplain risk management plans.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Protecting Our Natural Environment that aligns with this Direction (Item 2.2.5.1 – Project/service: Update Mudgee Flood Study and Flood Management Plan).
15.6	Incorporate the best available hazard information in local environmental plans consistent with current flood studies, flood planning levels, modelling and floodplain risk management plans.	Council	Ongoing	Yes	Once the flood study for Mudgee has been completed Council will update the LEP Flood Planning Map.
15.7	Update and share current information on environmental assets and natural hazards with councils to inform planning decisions.	DPC	Ongoing	Not currently	May inform future land use strategic work.
15.8	Manage the risks of disturbance in areas affected by naturally occurring asbestos by increasing public awareness and providing mapping to councils.	Council	Ongoing	Yes	Council may consider the naturally occurring asbestos in the region and potential mapping for the LSPS.
Direction 16: Respect and protect Aboriginal heritage assets					
16.1	Protect, manage and respect Aboriginal objects and places in accordance with legislative requirements.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Protecting Our Natural Environment that aligns with this Direction (Item 2.1.1.2 – Project/service: Work with Aboriginal groups to effectively plan works involving sites of cultural significance).
16.2	Undertake Aboriginal cultural heritage assessments to inform local land use strategies and to identify any appropriate heritage management mechanism.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Protecting Our Natural Environment that aligns with this Direction (Item 2.1.1.2 – Project/service: Work with Aboriginal groups to effectively plan works involving sites of cultural significance).
16.3	Consult with Aboriginal people and the broader community during strategic planning to identify and protect heritage values; minimise the impact of urban growth and development; and recognise their contribution to the character and landscape of the region.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Protecting Our Natural Environment that aligns with this Direction (Item 2.1.1.2 – Project/service: Work with Aboriginal groups to effectively plan works involving sites of cultural significance).
Direction 17: Conserve and adaptively re-use heritage assets					

17.1	Increase heritage protection and revitalise main streets and town centres through community education and development incentives in local plans.	Council	Ongoing	Yes	Council recently undertook a review of the Rylstone main street study. The review makes site specific recommendations in relation to restorations works to inform a landowner if they were considering works to the site. Council may in the future review the DCP to include heritage provisions. Council may explore what incentives have been successfully been used by other Council's and apply if appropriate.
17.2	Prepare, review and update heritage studies in consultation with the wider community to recognise and conserve heritage assets and items, and include appropriate local planning controls.	Council	Ongoing	Yes	Council's community based heritage studies were undertaken in 2003 (Rylstone) and 2004 (Mudgee). The studies include recommendations for additional listings; Council could seek the landowners support in the further listings. Council may in the future review the DCP to include heritage provisions.
17.3	Work with the Central NSW Councils to scope barriers to the adaptive reuse of heritage items.	DPC	Immediate	Not currently	May inform future land use strategic work.
Direction 18: Improve freight connections to markets and global gateways					
18.1	Enhance the operation of freight and logistics facilities by limiting the encroachment of incompatible and sensitive land uses in local environmental plans.	Council	Ongoing	Yes	Council may consider the location of freight and logistics facilities in the region and potential mapping for the LSPS.
18.2	Strengthen and leverage inter-regional connections to support economic growth.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Building a Strong Local Economy that aligns with this Direction (Item No. 3.1.1.1: Promote the Region to target business that complement key local industries).
18.3	Enhance the efficiency of national transport corridors and protect them from inappropriate surrounding land uses.	Council	Ongoing	No	The National Key Freight Routes Map identifies the key and secondary freight routes; road, rail and also the major airport and seaport. None of the depicted corridors are located within the region.
18.4	Facilitate the ongoing performance of existing freight and logistics facilities, particularly those in regional cities and strategic centres.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Connecting Our Region that aligns with this Direction (Item 4.2.1: Develop a regional transport network in partnership with government agencies, that grows with the needs of residents and businesses).
18.5	Locate freight and logistics facilities to capitalise on connections to external markets, maximise the use of existing infrastructure and support future industrial development.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Connecting Our Region that aligns with this Direction (Item 4.2.1: Develop a regional transport network in partnership with government agencies, that grows with the needs of residents and businesses).
18.6	Work with stakeholders to upgrade transport network capacity as demand changes.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Connecting Our Region that aligns with this Direction (Item 4.2.1: Develop a regional transport network in partnership with government agencies, that grows with the needs of residents and businesses).
18.7	Work with the Australian Government and councils to finalise planning, engineering design and assessment of the proposed Melbourne to Brisbane Inland Rail Corridor.	TfNSW	Immediate	Not currently	May inform future land use strategic work.
Direction 19: Enhance road and rail freight links					
19.1	Build on existing work to identify the regional freight network, including key national, State, regional and local road and the rail network.	Council	Immediate	Yes	Council may consider the location of freight and logistics facilities in the region and potential mapping for the LSPS.
19.2	Prioritise projects that address impediments to the regional freight network to improve capacity and opportunities in the network.	TfNSW	Short term	Not currently	May inform future land use strategic work.
19.3	Identify, coordinate and prioritise local and regional road projects that will strengthen the regional freight network.	Council	Short term	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Connecting Our Region that aligns with this Direction (Item 4.2.1: Develop a regional transport

					network in partnership with government agencies, that grows with the needs of residents and businesses).
19.4	Assess the viability of bypasses and identify and safeguard future bypass corridors in local land use strategies.	Council	Medium term	Yes	Council may consider the location of existing heavy vehicle bypasses in the region and potential mapping for the LSPS. Council may investigate what the relevant triggers would be for further road or rail bypasses.
19.5	Identify existing and proposed freight and transport corridors in local land use strategies to minimise the encroachment of incompatible land uses.	Council	Ongoing	Yes	Council may consider the location of freight and logistics facilities in the region and potential mapping for the LSPS.
Direction 20: Enhance access to air travel and public transport					
20.1	Identify development opportunities for appropriate and complementary land uses and limit the encroachment of incompatible development around Bathurst, Orange, Dubbo, Mudgee and Parkes airports.	Council	Ongoing	Yes	Council may consider reviewing the land zoning and permissibility around the Mudgee Airport.
20.2	Support the continued allocation of 20 percent of flight slots at Sydney Airport to regional NSW services and seek a greater allocation in peak periods.	TfNSW	Short term	Not currently	May inform future land use strategic work.
20.3	Work with local transport operators and community transport providers to investigate delivery models for flexible transport and determine what works best for different areas.	TfNSW	Short term	Not currently	May inform future land use strategic work.
20.4	Investigate opportunities and prepare strategies to improve transport links between the region's towns and villages, and its regional cities and strategic centres.	TfNSW	Ongoing	Not currently	May inform future land use strategic work.
Direction 21: Coordinate utility infrastructure investment					
21.1	Work with Mid-Western Regional, Dubbo Regional, Parkes, Bogan and Warren councils to address water supply deficiencies and secure future town water supplies.	DPIE	Short term	Not currently	May inform future land use strategic work.
21.2	Work with stakeholders and infrastructure providers to investigate new funding models for utility infrastructure.	DPIE	Medium term	Not currently	May inform future land use strategic work.
21.3	Monitor development and ensure that infrastructure is responsive to investment opportunities.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Looking After Our Community that aligns with this Direction (Item 1.2.3.1: Ongoing monitoring of land release and development).
Direction 22: Manage growth and change in regional cities and strategic and local centres					
22.1	Coordinate infrastructure delivery across residential and industrial land in regional cities and strategic centres.	Council	Short term	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Protecting Our Natural Environment that aligns with this Direction (Item 2.2.5: Provide water and sewer network that balances asset conditions with available resources and community needs).
22.2	Reinforce the role, function and relationship between regional cities and strategic centres in local housing strategies.	Council	Ongoing	No	DPIE have advised Council that the preparation of a local housing strategy is not required.
22.3	Improve transport in regional cities and strategic centres, and their connections with regional communities.	TfNSW	Short term	Not currently	May inform future land use strategic work.
Direction 23: Build the resilience of towns and villages					
23.1	Update the <i>Strengthening Rural Communities Resource Kit</i> .	DPC	Short term	Not currently	May inform future land use strategic work.
23.2	Work with councils to better understand the drivers of population change and implications for local communities.	DPIE	Short term	Not currently	May inform future land use strategic work.
23.3	Work with Central NSW Councils and other stakeholders to investigate the potential for standardisation of baseline data collection.	DPIE	Short term	Not currently	May inform future land use strategic work.
23.4	Build drought resilience in rural communities through providing targeted support to primary producers and communities to improve preparedness and improve decision making.	DPIE	Short term	Not currently	May inform future land use strategic work.
Direction 24: Collaborate and partner with Aboriginal communities					
24.1	Develop partnerships and engagement protocols with Aboriginal communities during the planning process.	Council	Short term	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Protecting Our Natural Environment that aligns with this Direction (Item 2.1.1.2 – Project/service: Work with Aboriginal groups to effectively plan works involving sites of cultural significance).
24.2	Engage Aboriginal communities during the preparation of local housing strategies and local environmental plans.	Council	Short term	No	DPIE have advised Council that the preparation of a local housing strategy is not required.
Direction 25: Increase housing diversity and choice					

25.1	Prepare local housing strategies that provide housing choice and affordable housing options.	Council	Ongoing	No	DPIE have advised Council that the preparation of a local housing strategy is not required.
25.2	Facilitate increased housing choice, including townhouses, villas and apartments in strategic centres and locations close to existing services and jobs.	Council	Ongoing	Yes	Council has an established land and housing monitor. Council currently reports on approvals for dwellings and dual. Council may consider an LSPS action to undertake more specific monitoring, in particular in relation to multi dwelling housing and other forms of medium density housing.
25.3	Align infrastructure planning with land release areas, to provide adequate and timely infrastructure.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Protecting Our Natural Environment that aligns with this Direction (Item 2.2.5: Provide water and sewer network that balances asset conditions with available resources and community needs).
25.4	Locate higher-density development close to town centres and villages to capitalise on existing infrastructure and to provide increased housing choice.	Council	Ongoing	Yes	Council has a supply of land zoned R3 Medium Density Residential located around the Mudgee town centre. The R1 General residential Zone located in both Mudgee and Gulgong also permits dual occupancy and multi dwelling housing. Council may consider an LSPS action to undertake more specific monitoring, in particular in relation to multi dwelling housing and other forms of medium density housing. Council can then utilise this information to inform the need to identify additional land for R3.
25.5	Promote incentives to encourage greater housing affordability including a greater mix of housing in new release areas.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Looking After Our Community that aligns with this Direction (Item 1.2.3.3: Promote affordable housing options across the region).
25.6	Prepare guidelines for local housing strategies that provide planning guidance for local affordable housing needs.	DPIE	Short term	Not currently	May inform future land use strategic work.
25.7	Work with councils to appropriately plan for future social and affordable housing needs.	FACS	Short term	Not currently	May inform future land use strategic work.
Direction 26: Increase housing choice for seniors					
26.1	Promote ageing-in-place by adopting elements of Liveable Housing Australia's Liveable Housing Design Guidelines in development controls for housing, where possible.	Council	Ongoing	Yes	Council may review the Liveable Housing Australia's Liveable Housing Design Guidelines. Applicable elements may be included in a future review of the DCP.
26.2	Promote opportunities for retirement villages, nursing homes and similar housing needs of seniors in local housing strategies.	Council	Ongoing	No	DPIE have advised Council that the preparation of a local housing strategy is not required.
26.3	Remove planning barriers to provide a range of low-care and independent seniors' accommodation options in appropriate locations across the region.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Building a Strong Local Economy that aligns with this Direction (Item No. 3.1.1.4: Work with the community to identify economic development opportunities).
26.4	Review State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 to make it more applicable for private developers in regional areas.	DPIE	Short term	Not currently	May inform future land use strategic work.
26.5	Locate new housing for seniors in close proximity to existing services and facilities, and on land free from hazards.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Looking After Our Community that aligns with this Direction (Item 1.2.3.1: Ongoing monitoring of land release and development).
26.6	Work with councils to investigate the demand for seniors housing and to identify barriers to providing low care and independent seniors accommodation options across the region.	DPIE	Short term	Not currently	May inform future land use strategic work.
Direction 27: Deliver a range of accommodation options for seasonal, itinerant and mining workforces					
27.1	Produce guidelines to help councils plan and manage seasonal and itinerant worker accommodation.	DPIE	Immediate	Not currently	May inform future land use strategic work.
27.2	Prepare planning guidelines for the short-term accommodation of mining employees to support workforce needs during mining construction, operation or shutdown.	DPIE	Immediate	Not currently	May inform future land use strategic work.
Direction 28: Manage rural residential development					
28.1	Locate new rural residential areas: • in close proximity to existing urban settlements to maximise the efficient use of existing	Council	Ongoing	Yes	Council has commenced the process of strategically identifying rural residential opportunities. Council may detail

	infrastructure and services, including roads, water, sewer and waste services and social and community infrastructure. <ul style="list-style-type: none"> to avoid and minimise the potential for land use conflicts with productive, zoned agricultural land and natural resources. to avoid areas of high environmental, cultural and heritage significance, regionally important agricultural land or areas affected by natural hazards. 				the location of the rural residential opportunities as part of the LSPS mapping.
28.2	Enable new rural residential development only where it has been identified in a local housing strategy prepared by Council and approved by the Department of Planning and Environment.	Council	Ongoing	No	DPIE have advised Council that the preparation of a local housing strategy is not required.
28.3	Manage land use conflict that can result from cumulative impacts of successive development decisions.	Council	Ongoing	Yes	Council may consider the likely land use conflicts associated with rural residential development.
Direction 29: Deliver healthy built environment and better urban design					
29.1	Develop regional urban design guidelines for planning, designing and developing healthy built environments.	DPIE	Ongoing	Not currently	May inform future land use strategic work.
29.2	Enhance the quality of neighbourhoods by integrating recreational walking and cycling networks.	Council	Ongoing	No	The Mid-Western Regional Community Plan, Towards 2030 contains an action under Connecting Our Region that aligns with this Direction (Item 4.3.1.1: Implement the Pedestrian Access Mobility Plan).
29.3	Reflect local built form, heritage and character in new housing developments.	Council	Ongoing	Yes	Council may as part of a future review of the DCP Council include additional provisions relating to built form, heritage and character.
29.4	Incorporate water sensitive urban design in new developments.	Council	Ongoing	No	Council may as part of a future review of the DCP Council include additional provisions relating to water sensitive urban design.