



**FEDERATION  
COUNCIL**



**FEDERATION COUNCIL  
DRAFT LOCAL STRATEGIC PLANNING  
STATEMENT 2020-2040**

# ACKNOWLEDGMENT OF COUNTRY

Federation Council wish to acknowledge all Aboriginal people as the traditional owners of this land. Through thoughtful and collaborative planning we seek to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

**WARNING:** Aboriginal and Torres Strait Islander people are warned that this document may contain images of people who have died.



# 01 FORWARD

The Federation Council Local Strategic Planning Statement (LSPS) defines the land-use planning priorities for the council area, which was created by the merger of the former council areas of Corowa Shire Council and Urana Shire Council in 2016.

The planning statement will direct the land use planning and development within Federation Council and links to Council's Community Strategic Plan 2018-2028 and the Murray Riverina Regional Plan.

The statement acknowledges the strengths of the Federation Council area and provides clear planning framework on how the strengths can be built on while maintaining the lifestyle enjoyed by residents and visitors alike.



# 02

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# WHAT DOES THIS STATEMENT DO?

03

This Local Strategic Planning Statement (LSPS) sets the framework for the economic, social and environmental land use needs over the next 20 years. It works with council's Community Strategic Plan (CSP) and Local Environmental Plan (LEP). The Statement gives effect to the Riverina Murray Regional Plan 2036, implementing the directions and actions at a local level.

The LSPS planning priorities, directions and actions provide the rationale for decisions about how we will use our land to achieve the community's broader goals. It identifies the special characteristics that contribute to the local identity of the towns, villages and communities within the Federation Council Local Government Area (LGA) and recognises the shared community values to be maintained and enhanced.

# PURPOSE OF THIS STATEMENT?

04

The Federation Council LGA is expected to undertake many changes over the next 20 years. To manage this, the Riverina Murray Plan establishes a vision and 20 year plan, integrating land use, environment, transport and infrastructure planning.

All councils within NSW are required to prepare a LSPS to act as a link between the strategic priorities identified at a regional or district level, and the specific planning at a local level expressed in council's LEP and development control plan (DCP), to ensure consistency in strategic planning approaches. See figure 1 below.

The link or line-of-sight between Council's actions and the Riverina Murray Plan directions is illustrated in Our Actions - Table 1.



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

# POLICY CONTEXT

05

This Statement has been prepared in accordance with section 3.9 of the Environmental Planning and Assessment Act 1979 (the Act) which requires that it include or identify the following:

- A. The basis for strategic planning in the area, having regard to economic, social and environmental matters;
- B. The planning priorities for the area that are consistent with any strategic plan applying to the area and any applicable community strategic plan under section 402 of the Local Government Act 1993;
- C. The actions required for achieving those planning priorities;
- D. The basis on which the council is to monitor and report on the implementation of those actions.

# CONSULTATION

06

From August 2019 until February 2020 Community consultation was undertaken by consulting firm GHD on behalf of Council, to inform the preparation of the new Federation LEP. This consultation has been used to inform the preparation of the Federation Local Strategic Planning Statement.

Consultation was undertaken by way of face-to-face community sessions. An online survey was also conducted, and an expression of interest period for the consideration of rezoning land within the Federation Council area.

In addition the Federation Community Strategic Plan 2018-2028 – Our Community, Our Opportunity, was also used to inform the LSPS. The key themes of the CSP are:

## Built Federation:

Outcome: Maintained and improved infrastructure that meets the needs of residents and industry.



## Economic Federation:

Outcome: Growing, progressive and prosperous communities that build on sustainable manufacturing, agriculture and tourism, close proximity to the other centres on both sides of the Murray and affordability.

## Natural Federation:

Outcome: Sustainable rural landscapes and waterways offering tranquillity and attractive recreational spaces.



## Social Federation:

Outcome: Close-knit and welcoming communities where people come together and support each other



## Well-Governed Federation:

Outcome: Strong leadership and governance supporting equity across communities and effective communication with residents.

# 07

## THE RIVERINA MURRAY REGION

The Riverina Murray is a leading and highly diversified economy, with growing local job opportunities and sustainable communities. The region is acknowledged as one of Australia's premium agricultural areas. It leads the way in agricultural innovation and value-adding and is leveraging advanced and automated technologies to maximise agribusiness diversification. This agricultural base benefits from a well-connected export conduit to Melbourne and ports in NSW.

The region sets benchmarks for sustainable and equitable water management for industries, communities and the environment, and is renowned as a leader in climate change adaptation and resilience to natural hazards.

Environmental assets, including major rivers, waterways and wetlands, are protected and actively managed for the ongoing enjoyment of residents and visitors.

The region is acknowledged for its role as a major freight and transport distribution hub. The delivery of essential infrastructure is generating more efficient and higher capacity freight routes, better access to air and sea ports, competitive freight costs and higher regional productivity.

The region is characterised by a network of centres comprising vibrant communities making the most of successful places, abundant natural areas, dining, entertainment, recreational opportunities, rural landscapes and waterways. Communities enjoy a high standard of living with housing choice for all sections of the community. These are well-connected communities as a result of improved public and community transport and reliable telecommunications systems. Our communities enjoy various housing and lifestyle options from well serviced towns to compact and community focused villages through to various sized farming enterprises.





# VISION

# 08

## Federation – Creating Opportunities, Celebrating Communities

In 2040 Federation Council will provide the residents and visitors alike with numerous facilities to utilize and enjoy. The centres along the Murray River will be thriving with sustainable populations and diverse employment opportunities.

Our Villages will also be sustainable both economically and socially with increased populations and infrastructure in place to service the agricultural industries within Federation Council area. Sustainable infrastructure will be utilized to get the produce and products of the council area to the eastern sea board ports, and have the potential for infrastructure to be utilized on return journeys to the region thanks to the diversification of the industries and businesses attracted to the region due to ease of access.

Federation Council will celebrate its history through the protection and promotion of its indigenous and post settlement heritage and natural features from the waterways to the unique landscapes and species within the council area.



# FEDERATION LOCAL GOVERNMENT AREA

09

## Our Community

Federation Council is home to 12,462 people. Compared with the median age of New South Wales (38 years) and Regional NSW (43 years), the region has an older population with a median age of 49 years. 27.7% of the population is aged 65 years and over (the regional NSW average is 20.4%). NSW's median age is 38 years, highlighting that the region has an ageing population. 83% of Federation's population were born in Australia's, compared to the regional NSW average of 80.9%. The number of people who identified themselves as Aboriginal and / or Torres Strait Islanders has increased by 11.4% in the region however (1.7%) was significantly lower compared to the average for NSW Regional NSW (5.5%).

The region has a median weekly household income of \$1,229, and this is 18.9% lower than the NSW median (\$1,486). This is partly balanced by lower monthly mortgage repayments (\$1,140) compared to the NSW median (\$1,986). The median weekly rent (\$205) is also substantially lower than the NSW rate (\$380 per week).

Of the families in our area, 34.1% are couple families with children, 51.0% are couple families without children and 13.8% are one parent families. 30.8% of households are occupied by a lone person in comparison to the Regional NSW statistics which indicated 27.5% of households are occupied by a lone person. Of the occupied private dwellings in our area, 43.8% were owned outright, whilst 29.1% are owned with a mortgage, and 22.5% are rented.

The Federation LGA's primary economic drivers are Agriculture, Manufacturing, Construction, Transport and Warehousing, Accommodation and Retail/Trade. Agriculture output for 2015/2016 was \$346 million, with cereal crops accounting for 37% of the industry output. These industries account for 64.8% of the regions 5919 jobs. The region experienced a 4.9% unemployment rate, 1.7% below the average for regional NSW.

In the Tourism sector, the Federation LGA experienced tourism and hospitality sales of up to \$85million in 2018/19, resulting in \$41.6 million value added, and a total 7.8% of the local industry, in comparison to the NSW average of 6.2%. In excess of 600 people are employed either directly or indirectly by the tourism and hospitality industry, equating to 10.8% of the workforce, in comparison to the NSW average of 6.9%. The region had 365,341 visitor nights, across 2018/19. The statistics show that the Federation LGA has experienced a steady increase in the value of tourism and hospitality since 2013/14.

### Federation's Economic Drivers

**\$0.66bn**  
Gross Regional Product



# Federation's Unique Character

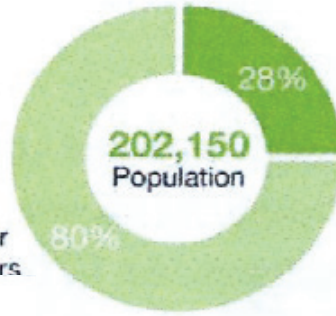
## Population Growth



**12,462**

2019

## Ageing Population



75+ years and over

**202,150**  
Population

under 75 years

## Local jobs



**5,919**

2018/2019

## Health and Social Assistance Sector



**386**

Total Employment  
2018/2019

## Tourism

## Tourism Employment

**\$85m**

2018/2019

**600**

persons

## Tourism Employment



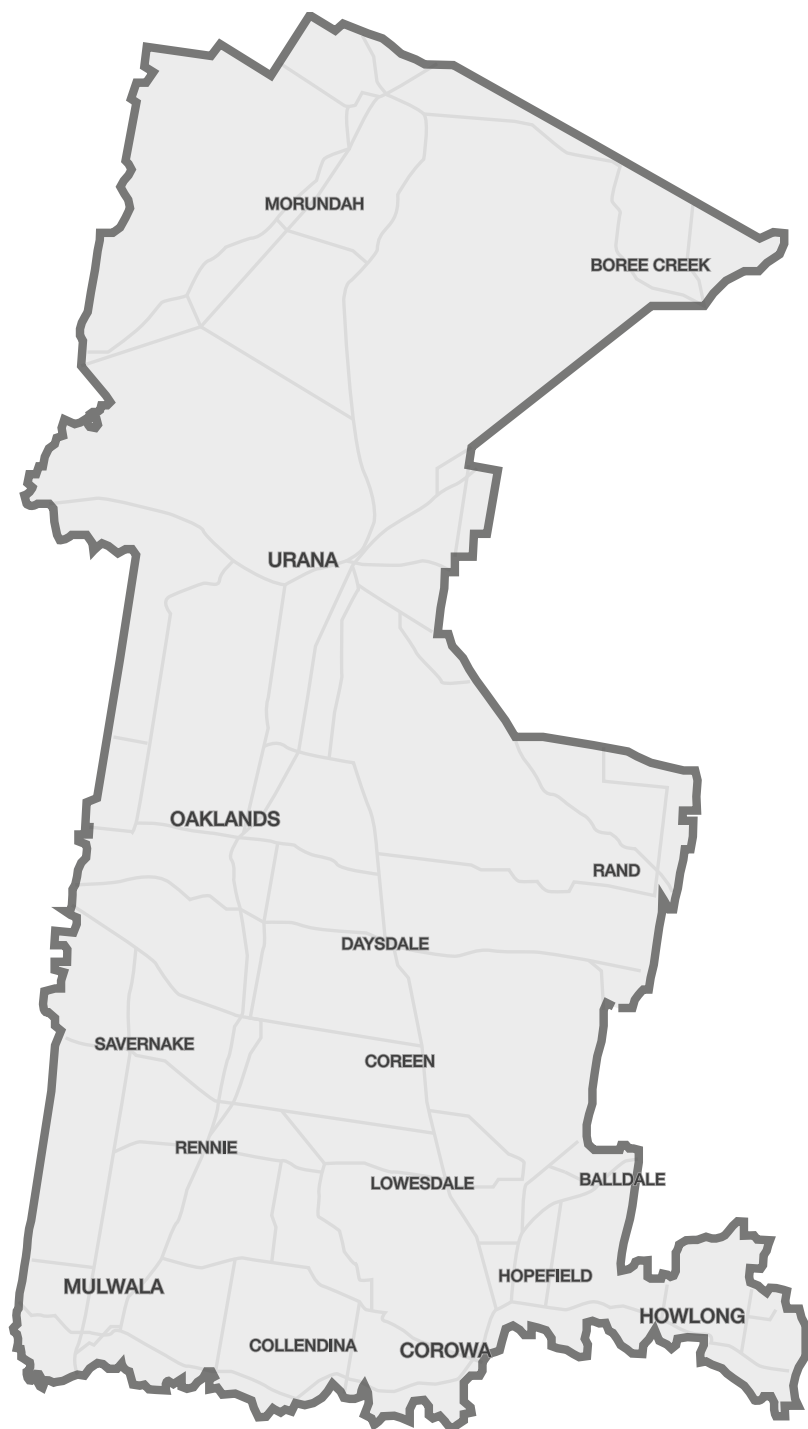
**365,341**

Visitor nights  
2018/2019



# OUR UNIQUE COUNCIL

# 10



Federation Council is centrally located in the heart of the Riverina on the Murray River and is home to the local centres of Corowa, Howlong, Mulwala and Urana and the towns and localities of, Balldale, Boree Creek, Buraja-Lowesdale, Coreen, Daysdale, Morundah, Oaklands, Rand, Rennie and Savernake.

The council area sits between the regional cities of Albury and Wagga Wagga and had a population of 12,629 in 2015.

The council area hosts an array of small-to medium-sized enterprises in tourism, manufacturing and agriculture. Major industries include agricultural machinery sales and services, munitions production, Military facilities, cropping, food processing and Tourism. These industries are prompting more freight transport and tourism businesses, which together contributed an estimated \$560 million to the region's gross regional product in 2013.

Key opportunities include value-added food and beverage products such as free range, ready to eat and health foods, and further private sector development in livestock processing facilities and other agricultural value adding processes, light manufacturing, and expanding the tourism economy.

## OUR TOWNS

# 10.1



# Boree Creek

Population	Dwellings	Median House Hold Weekly Income	Employment (Source 2016 census)
199	121	\$1,034	Agriculture Based 56.4%

## History:

Officially founded in 1910, with a post office operating from the village from 1884. The hometown of the former Deputy Premier Tim Fisher AC, whose parents, and later Tim himself, farmed in the area just out of Boree Creek. The Park in Boree Creek is now named in honour of the late Tim Fisher.

## Existing Character:

A small village split by an operating railway line which services a significant grain storage facility in the Riverina. The silos owned and operated by Graincorp are in the centre of the town, along with a co-operated major bunker grain storage area on the eastern outskirts, just in the Lockhart Shire area.

The village infrastructure is to the south of the rail line is the former commercial centre for the settlement, with the pub and adjoining motel, still operating. To the west is the local operational primary school, public hall (which has a weekly Mobile Preschool Service, an all denominational church, a Rural Fire Service shed, and other housing surrounding these key pieces of infrastructure. An Ag and Vet Store is also operational in the village and tennis courts at the recreation reserve.

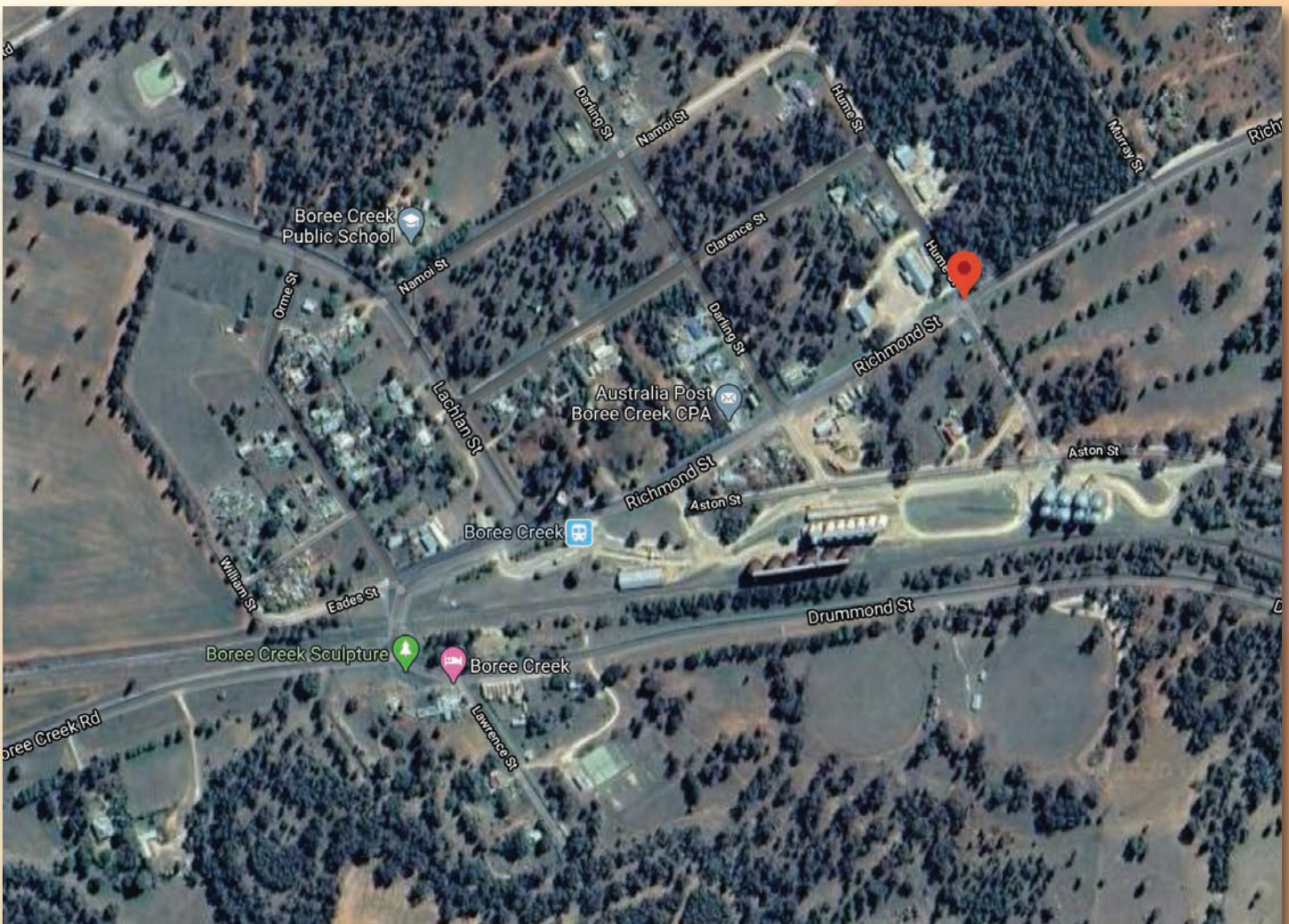
Like most small villages in NSW Boree Creek is experiencing population decline and a loss of social fabric as a result. The village is also close to a Military communications facility, the link between the facility and Boree Creek should be explored to benefit the village.

The Proposed Transgrid line will pass south of the village and again will potentially provide for the future expansion of the village.

Part of the village land is flood prone and was severely impacted in the 2012 flood. The village generally also experiences overland flow and drainage issues. A current Flood Plain Risk Management Plan for the village is being prepared for Council to guide any future development and zoning.

## Options to explore:

- Flexible landuse zonings to help attract and retain population in the area and rebuild the social fabric of the village and surrounding rural areas and continue to support the local school and operational businesses.
- Improved Road and Rail links to deliver produce to the eastern seaboard in an environmentally sustainable manner.
- Investigation into improving relations with the military facility and the proposed TransGrid line to the south of the village and the landuse changes required to maintain and establish businesses linked to these key pieces of infrastructure.
- Continue to pursue transfer to Council/ private ownership of Crown Land pieces in and around the village that inhibit future growth.
- Complete Floodplain Risk Management Plan and implement any agreed infrastructure projects.



# Corowa



Population	Dwellings	Median House Hold Weekly Income	Employment (Source 2016 census)
5482	2614	\$998	<ul style="list-style-type: none"> <li>• Pig farming and meat processing 10.6%</li> <li>• Medical and care 7.1%</li> <li>• Supermarket and Groceries 4.4%</li> </ul>

## History:

The largest town in the Federation LGA of Corowa, was proclaimed in 1858 and is known as the birthplace of Federation. The town has developed as a service centre with all facilities available in the town from Hospital facilities, primary, secondary and tertiary (Tafe) education facilities in the town.

Corowa has some major active clubs, being the Corowa RSL Club, Corowa Golf Club, and many motels, restaurants, and other main street type retail and service businesses. The also boasts a well-established Medical Centre, Retirement Village, Accountants, Legal Practitioners, and other professional practices. The town also takes advantage of its river location to offer numerous Caravan Parks. Council operates a large successful sheep selling facility also.

The town also has well developed Recreation Ovals (football, tennis, netball, hockey, and general recreation), a High School, several Primary Schools, and the Swimming Pool facility is under a major renewal phase. The town also has an active Horse Racing club, and regularly hosted TAB approved race meetings.

Developed on the northern bank of the Murray River, it is the big sister town to Wahgunyah on the southern bank of the river in Victoria. The town was originally serviced by John Foord's punt the main means of getting produce over the river, and to the Port of Melbourne.

## Existing Character:

Although this is the largest town in the council area, it has a low growth rate and an ageing population. The LSPS and enabling documents including the LEP need to respond to this, including to take advantage of the prime location on the Murray River, close proximity to the ski fields and wineries in Victoria, vast array of affordable greenfield sites for development (residential and industrial), and the easy access to Melbourne via the Hume Highway.

The town is home to the largest feed mill and slaughter facility in NSW for the piggery industry (known as Riverlea), and also houses the 4th largest saleyards in NSW (owned and operated by Council). The town is serviced largely by ribbon industrial development on the entrances to the town, apart from the defined industrial area to the north west of the town with smaller lots. The town also houses the only licensed aerodrome in the council area, which is



underutilised, although Council is in negotiations with a Pilot Training provider who may take on a long term lease to better utilise the facility and provide economic benefits to Council and the wider region, through employment and other support industry opportunities.

The CBD is focused around Sanger Street and the 2 streets parallel. Sanger Street also plays host to a heritage conservation area and a number of tourism businesses focusing on the Murray River. There is a very active Museum and Historical Society, and largely, a great appreciation of history in the area.

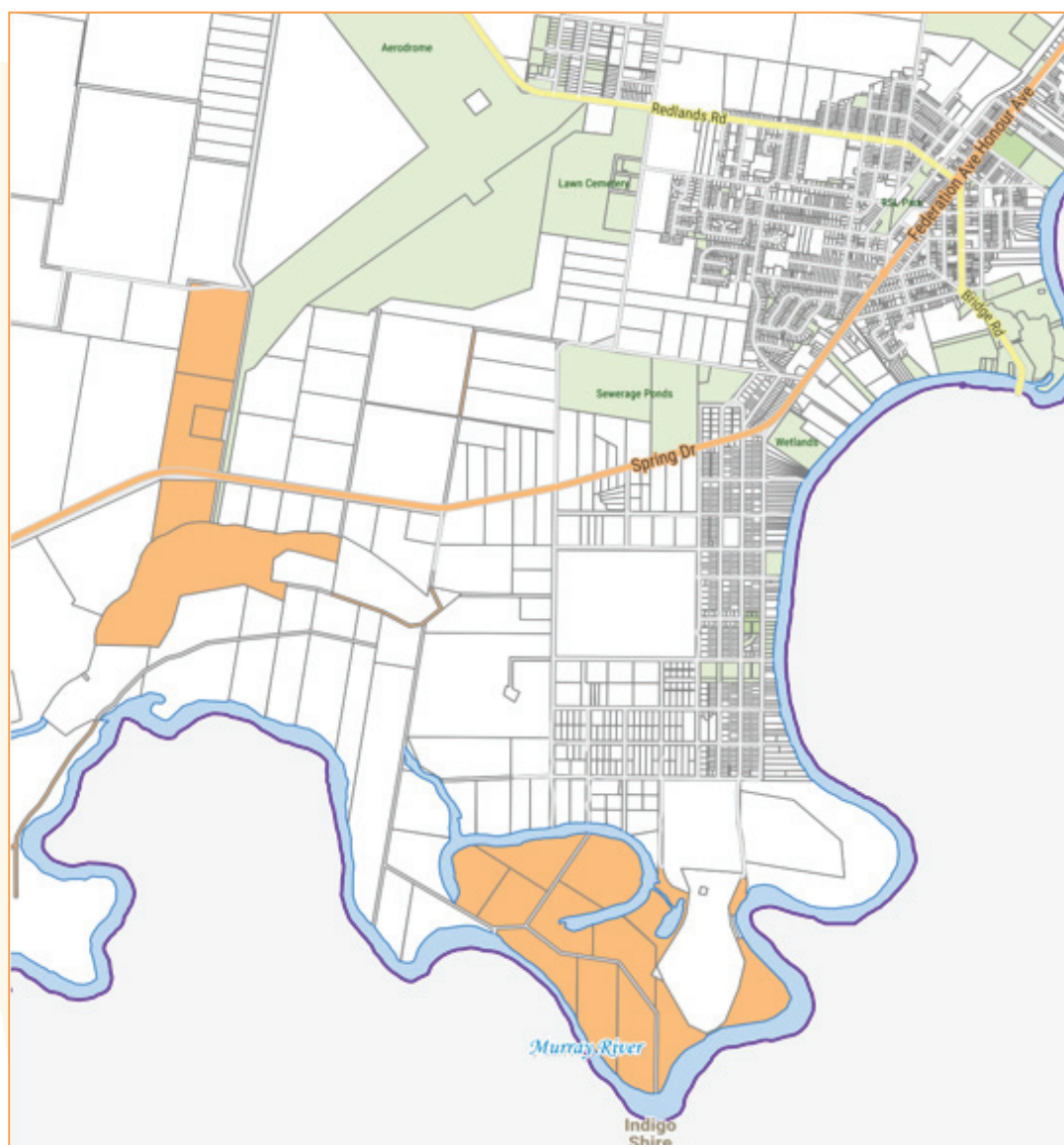
Housing demand is limited, however there is a defined need for various housing stock, i.e. smaller centralised lots and rental properties. Water and Sewerage infrastructure is nearing capacity and will need to be reviewed to allow future development of all areas within the towns reticulation systems to allow the town to grow and develop.

The town is affected by both River Flooding and overland flooding. The impact of the flooding, and existing industrial uses, and potential industrial growth, will define the location of any residential and industrial expansion for the town. A flood study is being undertaken over the next few years, to allow Council to guide any future development and zoning.

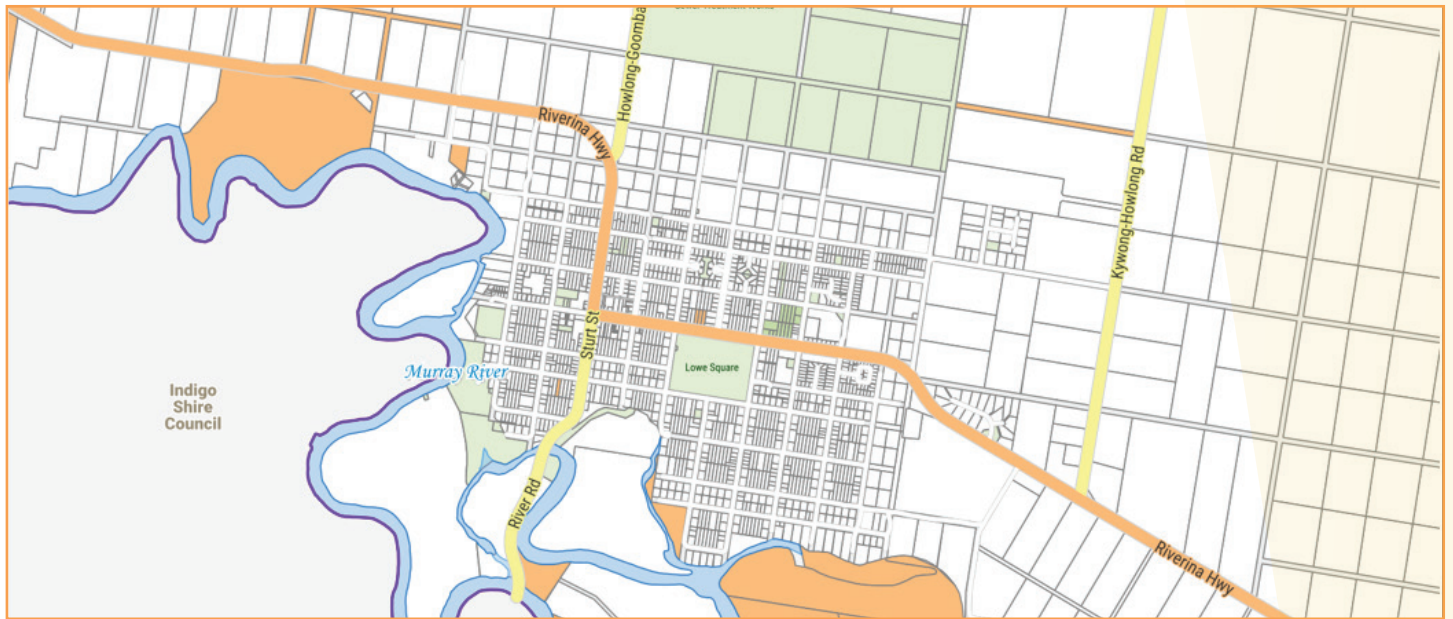
There are also like all of the other towns and villages, severe constraints imposed by Crown Land, including unused Railway corridors that require transfer to Council/developers to further activate the town.

### Options to explore:

- Review residential land needs and lot sizes within urban areas
- Undertake a water and sewer servicing plan for the town for the next 20 years.
- Review heritage precinct in Corowa's CBD.
- Develop a Special Activation Precinct around along Federation Way to the east of the town incorporating, agriculture, transport, education and associated businesses and infrastructure.
- Continue to pursue transfer to Council/private ownership of Crown Land pieces in and around the town that inhibit future growth.
- Complete Flood Study.



# Howlong



Population	Dwellings	Median House Hold Weekly Income	Employment (Source 2016 census)
2777	1275	\$1024	<ul style="list-style-type: none"> <li>• Supermarket and Groceries 4.7%</li> <li>• Animal and Bird Feed Manufacturer 4.0%</li> <li>• Road Freight 3.5%</li> </ul>

## History:

Howlong was established in 1854 and is believed to have taken its name from the property in the area called Hoolong, and Aboriginal word for beginning of the plains. A unique Murray River town with no defined sister town on the southern bank of the river.

The town boasts an original layout from the original Crown survey, with a compact Central Business District, grid street layout, wide streets and remnants of the original ½ acre lots surveyed for the towns establishment.

## Existing Character:

Howlong is the fastest growing town in the Federation LGA. Its draw cards are life style, larger lots, affordability, village feel, numerous services, and its close proximity to Albury/Wodonga (30 km west of Albury). Considered in some ways as a dormitory suburb for Albury, it will continue to grow like many of the smaller villages surrounding Albury.

The town's infrastructure is at or nearing capacity and the location of the Sewerage treatment plant and waste management facility are being encroached on by residential development.

The town has a growing industrial area, with a major employer that produces high end and specialised pet foods, including a growing export market, employing over 150 people, and growing. The further development of the Howlong Industrial and Export Precinct, (by Council and partnering with the major employer) will also see other linked businesses and new businesses take up the additional 16 lots that are being created. This project will be finalised by the end of 2020.

The town is affected by both River Flooding and overland flooding. The impact of the flooding, and existing industrial uses, and potential industrial growth, will define the location of any residential expansion for the town. A flood study is being undertaken over the next few years, to allow Council to guide any future development and zoning.

There are also like all of the other towns and villages, severe constraints imposed by Crown Land that require transfer to Council/developers to further activate the town.

#### Options to explore:

- Review Residential land need and lot sizes within the urban areas.
- Define the CBD and mixed use areas to allow for additional services within the town while maintaining the Village feel of the town.
- Review the location of the Waste facility and Sewerage treatment facility, and its impact on the future development of the town over 20 years.
- Undertake a water and sewer servicing plan for the town for the next 20 years.
- Continue to pursue transfer to Council/private ownership of Crown Land pieces in and around the town that inhibit future growth.
- Complete Flood Study.
- Investigate an alternative Heavy Vehicle route for Howlong



# Morundah

Population	Dwellings	Median House Hold Weekly Income	Employment (Source 2016 census)
69	64	\$1187	<ul style="list-style-type: none"><li>• Agriculture Based</li></ul>

## History:

Originally settled as the Columbo Creek Post office in 1877, the settlement was renamed in 1895 to Morundah. The village which consists of a pub, theatre (recent addition), silos, recreation reserve (including hall, tennis courts, and team penning (Cattle Horse events) area, and a collection of houses. The village was established to get grain to port with a railway siding connected to Tocumwal. The siding closed in 1975. The silos are still used for storage.

The addition of the new Theatre in 2015, to replace the very famous and popular temporary Paradise Palladium Theatre, continues to attract various high quality opera and other musical and cultural productions to the village including operas such as Tosca, ballets and musicals, as well as modern and country artists. Other annual events include the Carpathon (fishing competition), Annual Team Penning (Horse/Cattle event), and the annual Morundah Markets, which all attract around 1000 people to each event and provide a significant fund raiser which goes back into local community infrastructure.

## Existing Character:

A small compact village with limited facilities. The focus of the village is the Pub, theatre, creek areas, and silos. The Village is still an important grain receival facility in good growing seasons. With the theatre and renowned pub that offers high-class meals, the town is generating micro tourism opportunities, to attract visitors to the village from larger surrounding areas like Narrandera, Wagga Wagga, Leeton and Griffith.

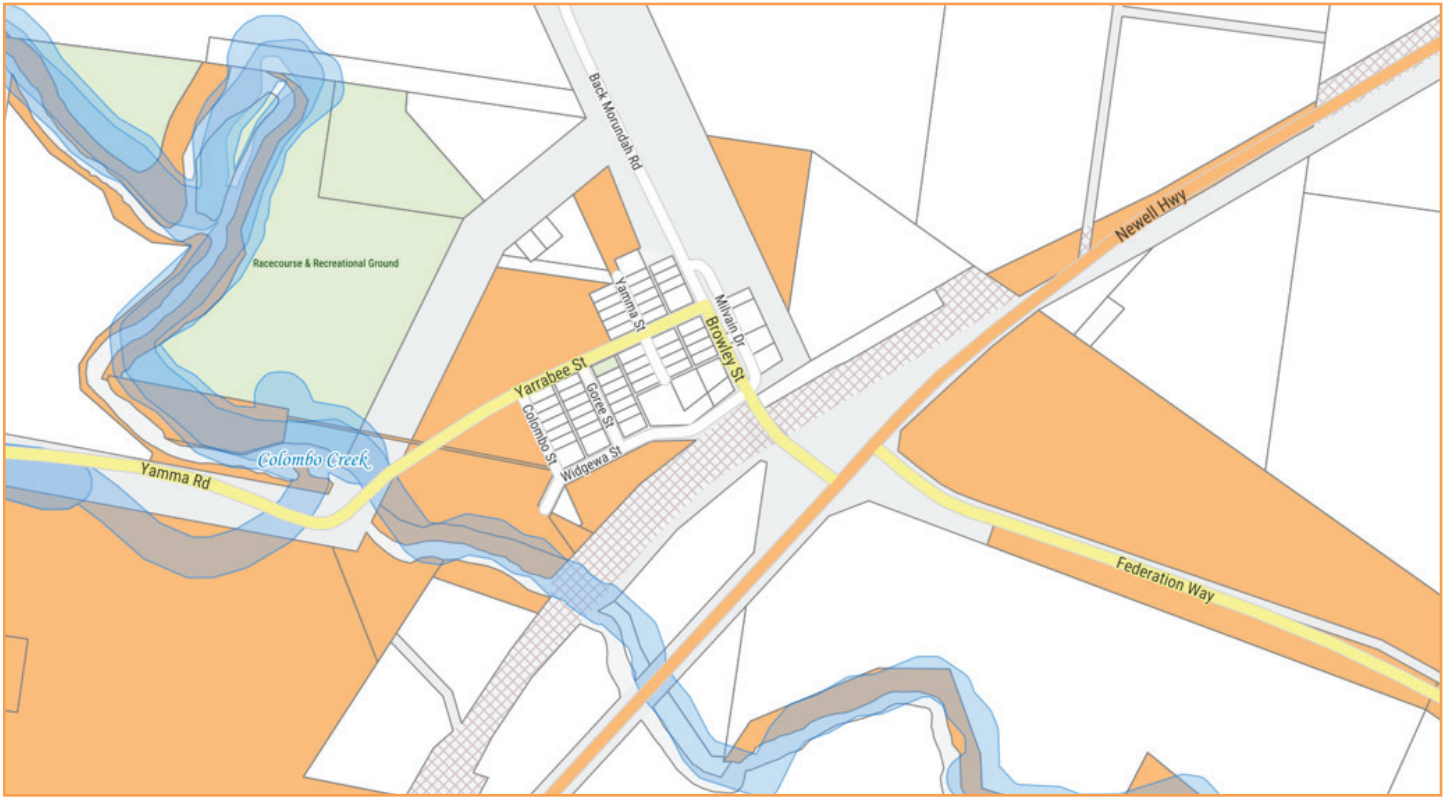
Like most small villages in NSW Morundah is experiencing population decline and loss of social fabric as a result. The proposed TransGrid line will pass south of the village and again will potentially provide for the future expansion of the village.

Part of the village land is flood prone and the village generally also experiences overland flow and drainage issues. A current Flood Plain Risk Management Plan for the village is being prepared for Council to guide any future development and zoning.

## Options to explore:

- Flexible landuse zonings to help attract and retain population in the area and rebuild the social fabric of the village and surrounding rural area.
- Improved Road and Rail links to deliver produce to the eastern seaboard in an environmentally sustainable manner.
- Investigation into the proposed transgrid line to and the landuse changes required to maintain and establish businesses linked to this key piece of infrastructure.
- Develop micro tourism controls to diversify the economic base of the village.
- Continue to pursue transfer to Council/private ownership of Crown Land pieces in and around the village that inhibit future growth.
- Complete Floodplain Risk Management Plan and implement any agreed infrastructure projects.





# Mulwala



Population	Dwellings	Median House Hold Weekly Income	Employment (Source 2016 census)
2161	873 Occupied 331 Unoccupied	\$1028	<ul style="list-style-type: none"> <li>Explosives Manufacture 5.6%</li> <li>Accommodation 5.6%</li> <li>Aged Care 3.6%</li> <li>Clubs (hospitality) 3.0%</li> <li>House Construction 2.8%</li> </ul>

## History:

Mulwala was surveyed in 1858, the town was established as a crossing place on the Murray River. In 1939 the Yarrowonga Weir was constructed and the man-made Lake Mulwala was created. The Lake and Weir provide water to the Murray Irrigation Area.

The town has developed as a life-style living area and recreational tourist destination since the Lake was completed.

## Existing Character:

Mulwala is the second-fastest growing town in the Council area and development pressure is increasing for residential and tourist developments.

Mulwala is the smaller sister town to Yarrowonga, located on the southern bank of Lake Mulwala which provides numerous services to the residents of Mulwala. Mulwala does have a small and constrained Central Business District. Constraints are posed by the Lake to the East and Railway land and defence land to the west.

The Main employer in Mulwala is a munitions factory, a military defence facility with contracts from the Federal Government. The railway line is of significant national importance for defence reasons and also links to the north to Oaklands where there are two large grain receival centres that take grain south to Melbourne.

Development in the town is constrained by Lake Mulwala, Defence land, railway corridor and Mulwala Canal to the west.

The town has a growing residential sector, with several large parcels being touted for future subdivision yielding 500 lots in one example.

The town also has a growing industrial business park, with Council recently finalising a further 32 lot land release in this area, with sold take up of initial lots.

Water and sewer infrastructure is at capacity and a servicing plan for the expansion of the town is required.

The town has a well developed Recreational area, (football, tennis, netball, general recreation), a Primary School, and major clubs, being the Mulwala Ski Club, Yarrawonga Mulwala Golf Club, and the Mulwala Services club. All are major employers and run high class facilities for locals and tourists alike.

The town also has an active retail and business strip, with Hotels, a motel, bakery and other shops in the main strip. There is potential to also further activate the foreshore including attracting a developer to reinstate the iconic Water-slide area on the foreshore, and great potential to develop more foreshore mooring areas for visiting boats to be able to allow passengers to visit and utilise the shops in the area, and enjoy the general amenity.

Council and the community are also in the early phases of delivering a major All Abilities Adventure Playground at Purtil Park that will be a regional attraction.

Areas of Mulwala are also flood prone and the town experiences major overland flow and drainage issues due to its mostly flat geography. A flood study Plan is being undertaken over the next few years, to allow Council to guide any

### Options to explore:

- Development of a new Master Plan for the future development of Mulwala including the new bridge location.
- Review housing needs and lot sizes within urban areas.
- Undertake a water and sewer servicing plan for the town for the next 20 years.
- Review Planning controls within the CBD of Mulwala to allow for denser development.
- Investigation into improving relationship with the military facility required to maintain and establish businesses linked to these key pieces of infrastructure including the rail line to Oaklands for Agricultural and other purposes.
- Review Planning Controls for Tourist Related Development to aid in the diversification of the economic base of Federation Council.
- Complete Flood Study.



# Oaklands

Population	Dwellings	Median House Hold Weekly Income	Employment (Source 2016 census)
349	176	\$858	<ul style="list-style-type: none"><li>• Grain Growing 23%</li><li>• Sheep / cattle grazing 11.5%</li><li>• Freight (Road and Rail) 9.8%</li></ul>

## History:

Oaklands was first settled as part of a Squatters run in 1846, with the first post office opened in 1890. The town has an existing rail siding for grain and is a major grain storage and harvesting town in the Riverina.

## Existing Character:

The town is of compact form with a small commercial core to service the community with basic needs. The housing stock is older and development is slow.

Like most small villages in NSW Oaklands is experiencing population decline and loss of social fabric as a result.

The town and surrounding areas host several significant grain handling facilities that in good seasons, see upwards of 400,000 tonnes delivered into Oaklands, for later transporting mostly to Melbourne. There is also a significant non-agricultural manufacturing/industrial business on the outskirts of the town.

Oaklands still has an active rail line that links back to Yarrawonga, onto Benalla and into Melbourne. The rail siding is used as mentioned above, regarding Oaklands being one on the largest inland grain receival facilities in NSW. Trucks still predominantly cart most of the grain however, and the transport industry is a major employer and there are many Transport (mostly family owned) businesses in and around Oaklands including one large Transport and Logistics and Fuel and Fertiliser business.

Oaklands has also an active Bowling Club, Hotel and several Main Street businesses, including a chemist. Oaklands is also soon (in the next few months) about to open its first ever Medical Centre.

The town also has a well-developed Recreation Oval (football, tennis, cricket, netball, general recreation), a Central School, and Swimming Pool facility.

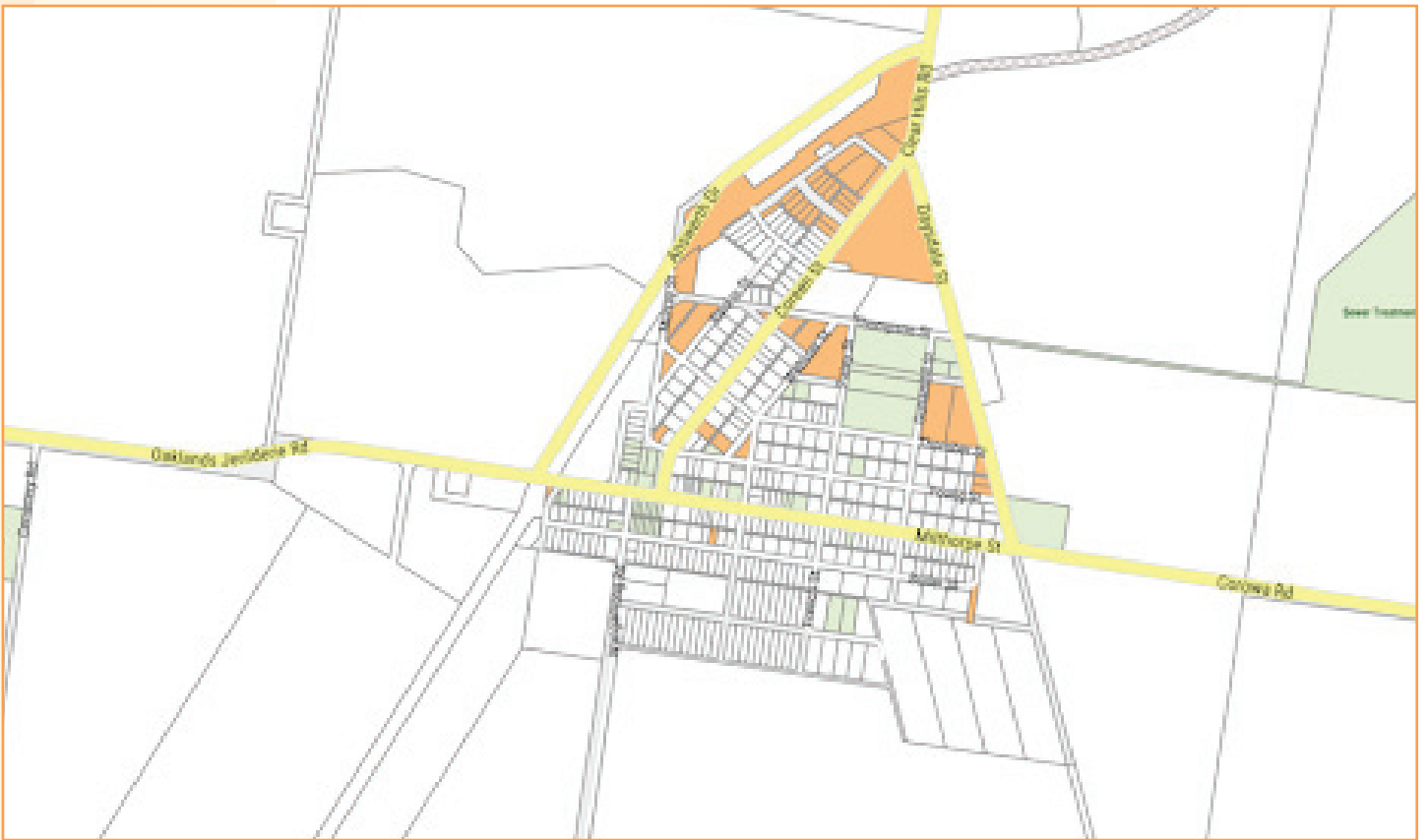
There is also a significant sized Kaolin Clay mine (White clay) approximately 8 km from Oaklands. The mine has the potential to be used as a waste facility, a use that council has granted consent for on the site in the past but it was not taken up by the developers at that stage.

Parts of Oaklands generally also experiences overland flow and drainage issues. A current Flood Plain Risk Management Plan for the village is being prepared for Council to guide any future development and zoning and inform future infrastructure to be installed to manage these issues more effectively.

## Options to explore:

- Flexible landuse zonings to help attract and retain population in the area and rebuild the social fabric of the village and surrounding rural area.
- Improved Road and Rail links to deliver produce to the eastern seaboard in an environmentally sustainable manner.
- Investigation into improving relationship with industrial/manufacturing facility and transport businesses, to maintain and establish businesses linked to these key economic drivers.
- Investigate the viability of a Regional Waste Management Facility in the disused portion of the Kaolin Mine with a co-generation power generating facility.
- Continue to pursue transfer to Council/private ownership of Crown Land pieces in and around the village that inhibit future growth.





# Rand



Population	Dwellings	Median House Hold Weekly Income	Employment (Source 2016 census)
204	110	\$1303	<ul style="list-style-type: none"> <li>• Sheep and Cattle grazing 50.7%</li> <li>• Grain growing 19.4%</li> <li>• Freight (road only) 10.4%</li> </ul>

## History:

The township of Rand is situated on the Billabong creek, 65 km north west of Albury. Rand was proclaimed a Village on 6 October 1922 and named after Robert Rand who owned the large stations “Mahonga” and “Urangeline”. The completion of the railway line and the breaking up of Mahonga, Urangeline and Bulgandra for soldier and closers settlements contributed to the growth of Rand.

A grain receival town predominantly, the town still houses the closed rail line (Closed in 1975) and the grain silos which are still used. Little development in the town over a number of years means that there are a number of period buildings which maintain the majority of their original fabric.

## Existing Character:

The town is bounded by the Billabong creek to the South and therefore has an east-west structure to all facilities with the business areas of town over several streets and in two main areas, which are not visually linked.

Rand has an active Bowling Club, Hotel and a Ag Supplies/Fuel store, along with a Grain Receival and Fertiliser Business on the outskirts, in addition to the Grain Corp operational silos.

The town also has a well-developed Recreation Oval (football, tennis, cricket, netball, general recreation), and a Primary School.

Like most small villages in NSW Rand is experiencing population decline and loss of social fabric as a result. However at approximately 70 kms from Albury the village has the potential to be a commuter village.

Parts of Rand are flood prone, and the village generally experiences overland flow and drainage issues. A current Flood Plain Risk Management Plan for the village is being prepared for Council to guide any future development and zoning and inform future infrastructure to be installed to manage these issues more effectively.

#### Options to explore:

- Flexible landuse zonings to help attract and retain population in the area and rebuild the social fabric of the village and surrounding rural area.
- Improved Road and Rail links to deliver produce to the eastern seaboard in an environmentally sustainable manner.
- Develop micro tourism controls to diversify the economic base of the village.
- Continue to pursue transfer to Council/private ownership of Crown Land pieces in and around the village that inhibit future growth.
- Complete Floodplain Risk Management Plan.



# Urana



Population	Dwellings	Median House Hold Weekly Income	Employment (Source 2016 census)
384	228	\$86	<ul style="list-style-type: none"><li>• Local Government</li><li>• Agriculture 36.6%</li><li>• Education 4.3%</li></ul>

## History:

The district was first settled in the 1850s and in 1859 the town of Urana was first surveyed. The Town was established as a service centre for the rural community with Hospital, commercial centre and large wide streets with large lots.

Lake Urana to the west of the town is a significant geomorphological and geographical landscape feature in the Federation council area and is considered to be a significant aboriginal site.

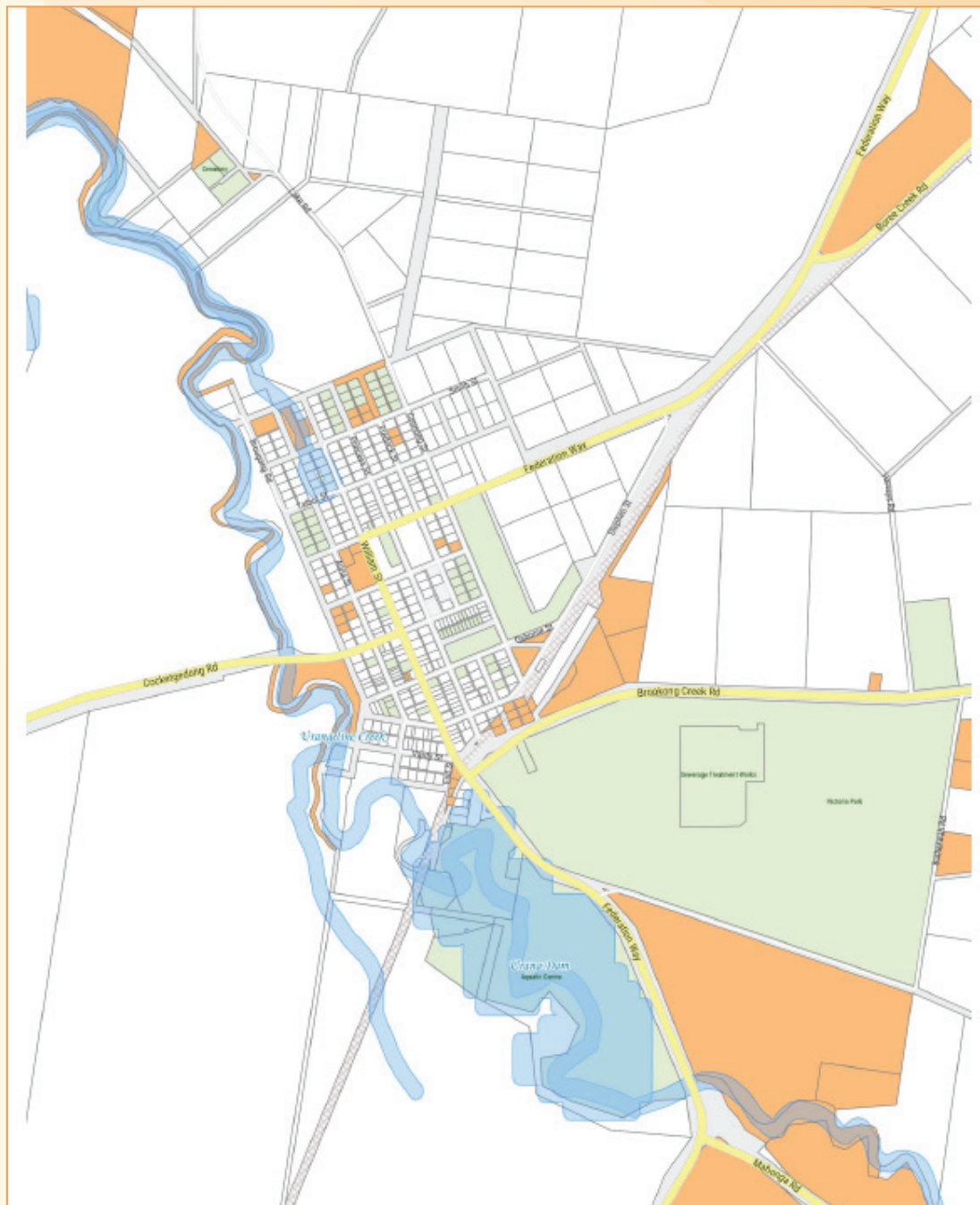
## Existing Character:

The general fabric of the town has changed little and the towns original central business area is clearly defined by the significant buildings in the main street, a number of which are heritage listed.

The town is also characterised by water with the development of the aquatic centre including Caravan Park, Golf Course and Nature Reserve, including walking tracks, to the east of the town and Lake Urana to the West of the town.

Like most small villages in NSW Urana is experiencing population decline and loss of social fabric as a result.

Parts of Urana are flood prone, being severely flooded in 2012, and the village generally experiences overland flow and drainage issues. A current Flood Plain Risk Management Plan for Urana is being prepared for Council to guide any future development and zoning and inform future infrastructure to be installed to manage these issues more effectively.



#### Options to explore:

- Flexible landuse zonings to help attract and retain population in the area and rebuild the social fabric of the village and surrounding rural area.
- Review Planning Controls for Tourist Related Development
- Review heritage listings within the town and surrounding areas
- Undertake a heritage study of Lake Urana to determine the significance of Lake Urana.
- Finalise and implement Flood Plain Risk Management Plan.
- Continue to pursue transfer to Council/private ownership of Crown Land pieces in and around the village that inhibit future growth.

# OUR VILLAGES, WATERWAYS AND RURAL AREAS

# 10.2

Village	Population	Dwellings	Median House Hold Weekly Income	Employment (Source 2016 census)
Balldale	156	87	\$1093	<ul style="list-style-type: none"> <li>Agriculture Based 66.6%</li> </ul>
Buraja-Lowesdale	95	40	\$1416	<ul style="list-style-type: none"> <li>Agriculture Based</li> </ul>
Coreen	109	44	\$1228	<ul style="list-style-type: none"> <li>Agriculture Based</li> </ul>
Daysdale	95	56	\$833	<ul style="list-style-type: none"> <li>Agriculture Based</li> </ul>
Rennie	43	26	\$1375	<ul style="list-style-type: none"> <li>Agriculture Based</li> </ul>
Savernake	94	51	\$1041	<ul style="list-style-type: none"> <li>Agriculture Based</li> </ul>

## History:

All small villages within the Federation Council area were established to service the rural surrounding areas with post offices, pubs, halls, sporting ground and schools. Most likely the villages were surveyed to establish changing stations for horses along the old Cobb and Co transport routes that were also used for mail and service deliveries.

They were surveyed and development their never occurred or have declined in recent decades.

## Existing Character:

These villages are compact in form with varying lot sizes from the original survey layouts still in place. The social fabric of these areas has declined and the aim is to increase the population in these areas by allowing flexible zoning controls to make it viable for people to make the change to these smaller communities to rebuilding the social fabric of the villages.





**Options to explore:**

- Flexible landuse zonings to help attract and retain population in the area and rebuild the social fabric of the village and surrounding rural area.



# Waterways

## History:

The area was first settled as a series of squatters runs in the 1850s and was soon defined as a rich region for the growing of grains and the raising of sheep. The rural makeup was large holdings until 1939 with the creation of Lake Mulwala and Irrigation districts two of which are located within the Federation council area, the Eastern section of Murray Irrigation and the West Corugan Private irrigation area. This along with solidier settlements post World War II saw the changing face of agriculture in the Riverina.

The geomorphological history of the waterways are defined by meandering waterways with wide flat riverine plans. The river and creeks are interlinked as a number flow not only above ground but below ground as well.

The fluvial geomorphology of Lake Urana is yet to be fully studied and once undertaken the history and importance of Lake Urana can be clearly defined.

## Existing Character:

The council's key natural features are its waterways and they have defined the settlement and development patterns of the entire council area.

The Murray and Lake Mulwala are the highly regulated sections of the system within the council area.

The creeks within the council area are largely unregulated and in some instances are considered to be no more than drainage channels by some state and federal authorities, however these are still largely natural systems which provide not only a water resource to the large holdings and towns on their banks but provide habitat for many inland freshwater aquatic species of plants and animals. The people that rely on these waterways for survival are key to maintaining and improving the health and viability of the waterways.

## Options to explore:

- Review planning controls along waterways to ensure that development and agriculture along the waterways are clearly defined and are able to be viable during drought and flood cycles.
- Clearly define natural waterways under the Federation LEP
- Clearly define recreational waterways to limit the impact of recreation of the overall waterways within the council area
- Undertake further studies into the significance of Lake Urana in the history both geologically and aboriginal anthropologically.
- Complete flood studies to protect assets, infrastructure and life.

# Rural Lands

## History:

The area was first settled as a series of squatter's runs in the 1850 and was soon defined as a rich region for the growing of grains and the raising of sheep. The rural makeup was large holdings until 1939 with the creation of Lake Mulwala and Irrigation districts two of which are located within the Federation council area, the Eastern section of Murray Irrigation and the West Corugan Private irrigation area. This along with solidier settlements post World War II saw the changing face of agriculture in the Riverina.

## Existing Character:

The settlement pattern is still defined by the large holdings in dryland areas and smaller holdings in the Irrigation areas and river frontage areas.

The population has declined in all rural areas and the social fabric has diminished, with largely aging populations in the rural areas.

The region around Corowa is the largest pork producer in NSW and also produces 37% of the grain crop in NSW.

## Options to explore:

- Review planning controls surrounding minimum lot size and various zones to help reduce population decline and loss of social fabric.
- Review planning controls of permanent planting verse cropping and grazing to ensure adequate water sharing across the council area, region, state and the Murray Darling Basin.



# GOALS

# 11

The following goals are from the Murray Riverina Regional Plan. They have guided the preparation of the Federation Local Strategic Planning Statement

## 11.1 A Growing and Diverse Economy

### Current Status

Federation Council's economic drivers are Manufacturing, Transport and Warehousing, Agriculture, Construction, tourism & Retail and Trade with a total gross regional product of \$660 Million. Agriculture defines the predominant landuse with 92% of the Council area zoned for agricultural purposes. The Council area is known for sheep grazing for lamb and wool production, grain production with numerous grain storage facilities in the council area the 2 rail sidings utilized to get grain to port. The Council also houses the largest piggery feed mill and slaughtering facilities in Corowa, RIVLEA, a facility that employs 1200 people directly and indirectly. In addition Corowa houses the 4th largest Sheep sale yards in NSW with direct links to the Sydney and Melbourne Markets.

Cool-off is a pet food production company based out of Howlong. The facilities in Howlong have been developed to take over 130 T per day of Offal and meat product and processes up to 150T of product a day from numerous abattoirs in NSW and Victoria. Howlong and Council have been in partnership to develop an industrial estate in Howlong. Ground works were commenced in Late 2019. The business is expanding in line with the pet food market in Australia.

The largest employer in Mulwala at approximately 400 people Thales Australia. Thales ... "is part of a leading international electronics and systems group serving the defence, aerospace and space, security, and transport markets in Australia and throughout the world."(source Thales Website) The Facility at Mulwala is a munitions factory which has links to the munitions testing facility located near Oaklands. Both site are important not only to the economy within the Council area but the security of the country. In addition there is a defence communications station receiver located approximately 15 km south east of Morundah.

Tourism is a growing industry for the region with increasing brand awareness and natural features such as the Murray River and the man-made Lake Mulwala being the main drawcards for visitors. Numerous businesses have been developed over a number of years to capture the tourist dollar and there is potential to increase the market share with improved



planning to protect and enhance the tourism features of the council area.

Transport and warehousing, including grain storage, is another key economic driver for the council area with numerous facilities existing in the council area and the main form of transportation being via road with only 2 operational rail sidings remaining in the council area, one between Mulwala and Oaklands, and the other at Boree Creek.

TRNASGRIDS - Project EnergyConnect involves the construction of a new transmission line connecting New South Wales, South Australia and Victoria. The proposed interconnector would be around 900km long and run between Wagga Wagga in NSW and Robertstown in SA, with a connection to Red Cliffs, VIC. Project EnergyConnect is a key element of the Australian Energy Market Operator's Integrated System Plan, and the NSW Government has declared it Critical State Significant Infrastructure.

TRANSGRID are currently investigating two paths for the transmission line. The southern option will transverse the Federation Council area south of Boree Creek and Morundah and has the potential to open up renewable energy projects and ancillary businesses in the federation council area, i.e. data storage.

Construction is the 4th highest economic driver in the council area due largely to agribusinesses and tourism projects. Council have recently completed the final stage of the Mulwala industrial park with Yarrawonga Manufactures Homes being the anchoring development to expand the industrial area in Mulwala. At the time of writing the first applications for the development of the individual lots were being received.

## Our vision

To strengthen the position of the key economic drivers in the council area and diversify into additional and emerging businesses to improve the economic base and output of the council area.



## Planning Priorities

### Planning Priority 1 -

Define the CBD and mixed use areas in all towns to allow for additional services within the towns to service the needs of our communities

### Planning Priority 2 -

Review Planning Controls for Tourist Related Development to aid in the diversification of the economic base of the Federation Council area.

### Planning Priority 13 -

Investigation into the proposed TransGrid Project Energy Connect in the north of the council area and the landuse changes required to maintain and establish businesses linked to this key piece of infrastructure.

### Planning Priority 14 -

Investigate the viability of a Regional Waste Management Facility in the disused portion of the Kaolinite Mine with a co-generation power generating facility near Oaklands.

### Planning Priority 20 -

Develop an Activation Precinct along Federation Way to the east of the town incorporating, Agriculture, transport, education and associated businesses and infrastructure.

### Planning Priority 21 -

Investigation into improving relations with the 3 military facilities in the council area to aid in maintaining existing businesses, employment and establish new businesses linked to these key pieces of infrastructure.

### Planning Priority 25 -

Investigation into improving relationship with industrial/manufacturing facility and transport businesses, to maintain and establish businesses linked to these key economic drivers.

# Measures of Success:

## By January 2021:

- Federation Local Environmental Plan draft completed with a review of all town centres to allow for CBD and mixed use areas for the towns and villages
- Federation Local Environmental Plan draft completed with a review planning controls for tourist related developments including where appropriate changes in zonings
- Sale of 25% of the Industrial Estate in Mulwala
- Completion and marketing commenced for the Howlong industrial estate.

## By June 2022:

- Have a clear planning direction for the development likely to occur as a result of TransGrid's Energy Connect Project
- Understand the viability of a regional waste management facility in the council area.

## By June 2024:

- Develop a master plan for an activation precinct in Corowa for agricultural industries to the east of Corowa on Federation Way encompassing the Corowa Sale yards, RIVLEA facilities, transport facilities. Also incorporating education facilities for the region in the agricultural and business sectors
- Improved understanding of the role the military facilities play in the Council area, the impacts on future land uses and improved planning controls in place to benefit from the presence of the three facilities in the council area.

# Planning Priority 1 -

Define the CBD and Mixed Use areas in all towns to allow for additional services with the towns to service the needs of our communities.

## Rationale:

To define the limits of the CBD's while allowing for expansion in a controlled manner for services for our towns and villages, i.e. Medical Centres, Aged care facilities.

## Actions:

- Review the current spread of commercial versus residential development in and around the historic CBDs.
- Map and zone the areas to clearly define the commercial core and the mixed Use zones.
- Include controls in the Federation LEP and DCP.

**Time Frame:** Within 6 months.

# Planning Priority 2 -

Review Planning Controls for Tourist Related Development to aid in the diversification of the economic base of the Federation Council area.

## Rationale:

Tourism is a growing industry for the region with increasing brand awareness and natural features such as the Murray River and the man-made Lake Mulwala being the main drawcards for visitors. Numerous businesses have been developed over a number of years to capture the tourist dollar and there is potential to increase the market share with improved planning to protect and enhance the tourism features of the council area.

## Actions:

- Audit the location and zoning of existing tourism businesses with a view to providing consistent rezoning and planning controls for inclusion in the Federation Council LEP and DCP.
- Identify the key features of the council area that can be better utilized to draw tourist to the council area
- Develop appropriate planning controls to protect the character of places.

**Time Frame:** Within 6 months.

# Planning Priority 13 -

Investigation into the proposed Transgrid Project Energy Connect in the north of the council area and the landuse changes required to maintain and establish businesses linked to this key piece of infrastructure.

## Rationale:

The TransGrid Energy connect project provides the council with an opportunity to become energy neutral and to broaden the economic base of the council area by the introduction of businesses and development that align with this key piece of infrastructure, from solar production to remote data storage.

## Actions:

- Continue to assist TRANSGRID and the community through the approval process
- Review planning controls relating to development in the village in close proximity to the proposed southern path of the line.
- Develop a Volunteer planning agreement with TransGrid to assist Council to become energy neutral.

**Time Frame:** Within 2 years.

## Planning Priority 14 -

Investigate the viability of a Regional Waste Management Facility in the disused portion of the Kaolinite Mine with a co-generation power generating facility near Oaklands.

### Rationale:

Waste disposal is an international issue that requires review by all levels of Government. Council is currently exporting a large percentage of its waste to the current regional facility at Albury, however eventually that facility will be at capacity and another regional facility will be required. The Mine at Oaklands provides a site that can service 3 regional centres being Albury, Griffith, and Wagga Wagga all within 200 km of the mine.

### Actions:

- Complete the Federation Waste Strategy
- Investigate the environmental limitations of the Oaklands Site
- Define the potential life span of a facility at the Oaklands site.
- Define the potential for co-generation power production and the size of the facility required to make it economically viable.

**Time Frame:** Within 2 years.

## Planning Priority 20 -

Develop an Activation Precinct along Federation Way to east of the town incorporating, agriculture, transport, education and associated businesses and infrastructure.

### Rationale:

Corowa houses the largest piggery feed mill and slaughtering facility in NSW and the 4th Largest Sheep sale yards in NSW. These two facilities are located to the east of the council area along Federation Way. Associated ancillary businesses have developed around these two sites due to these businesses and the direct access to markets via the state and regional road networks to Melbourne and Sydney in particular. The area is also a significant distance from residential areas reducing the potential for landuse conflict.

### Actions:

- Define the preliminary area by discussing future development requirements with landowners in the vicinity of the Sale yards and Feedmills and Slaughtering facility.
- Establish a working group with Industry and State government Representatives regarding the establishment of an Activation Precinct.
- Review Infrastructure requirements to service the area

**Time Frame:** Within 4 years.

## Planning Priority 21 -

Investigation into improving relationship with industrial/manufacturing facility and transport businesses, to maintain and establish businesses linked to these key economic drivers.

### Rationale:

To understand the needs of these facilities and businesses to ensure that landuse planning encourages their continued operations and growth within the council area and potentially lead to complimentary businesses being established.

### Actions:

- Review Zoning and planning controls at the existing sites.
- Determine the needs of the facilities and sites and the impacts on landuse and transport links.

**Time Frame:** Within 4 years.

## Planning Priority 25 -

Develop an Activation Precinct along Federation Way to east of the town incorporating, agriculture, transport, education and associated businesses and infrastructure.

### Rationale:

Corowa houses the largest piggery feed mill and slaughtering facility in NSW and the 4th Largest Sheep sale yards in NSW. These two facilities are located to the east of the council area along Federation Way. Associated ancillary businesses have developed around these two sites due to these businesses and the direct access to markets via the state and regional road networks to Melbourne and Sydney in particular. The area is also a significant distance from residential areas reducing the potential for landuse conflict.

### Actions:

- Define the preliminary area by discussing future development requirements with landowners in the vicinity of the Sale yards and Feedmills and Slaughtering facility.
- Establish a working group with Industry and State government Representatives regarding the establishment of an Activation Precinct.
- Review Infrastructure requirements to service the area

**Time Frame:** Within 4 years.

# 11.2 A Healthy environment with pristine waterways

## Current Status

The council's key natural features are its waterways and water bodies, which have defined the settlement and development patterns of the entire council area. The Murray River and Lake Mulwala are the highly regulated sections of the system within the council area.

The creeks within the council area are largely unregulated and in some instances are considered to be no more than drainage channels by some state and federal authorities, however these are still largely natural systems which provide not only a water resource to the large holdings and towns on their banks but provide habitat for many inland freshwater aquatic species of plants and animals. The people that rely on these waterways for survival are key to maintaining and improving the health and viability of the waterways.

The introduction of Federal and State Water and river management controls means that Council has little control over the flows within the waterways but it can have an impact on the development and impact of those developments on the overall systems within the Council area.

Development along the River Murray and Lake Mulwala are governed not only by the Local Planning Instrument but by the Murray Regional Environmental Plan No.2 – now defined as a State Planning Policy, which is antiquated and the only state planning policy to have planning controls over a specific waterway.

## Our vision

To have statewide planning controls governing development along key river systems within the state that are current and relevant. To have shared usage of the waterways within the council area where appropriate and limit development in key environmentally significant sections of the waterway.

## Planning Priorities

### Planning Priority 3 -

Review planning controls along waterways to ensure that development and agriculture along the waterways are clearly defined and are able to survive during drought and flood cycles.

### Planning Priority 4 -

Clearly defined natural waterways under the Federation LEP.

### Planning Priority 5 -

Clearly defined recreational waterways to limit the impact of recreation on the overall waterways within the council area.

### Planning Priority 6 -

Review planning controls of permanent planting verse cropping and grazing to ensure adequate water sharing across the council area, region, state and the Murray Darling Basin.

## Measures of Success:

### By January 2021:

- Have standard planning controls in place within the Federation Local Environmental Plan
- Have clearly defined and zoned area for natural waterways in the Federation LEP
- Have clearly defined recreational waterways in the Federation LEP
- Review the agricultural types permitted in the rural area of Council for mapping and inclusion in the Federation LEP



## Planning Priority 3 -

Review planning controls along waterways to ensure that development and agriculture along the waterways are clearly defined and are able to survive during drought and flood cycles.

### Rationale:

Planning controls along the waterways within the Council area differs with the River Murray Waterways covered by the Corowa LEP 2012 and Murray REP No.2. River Murray to those in the north of the council area which are largely part of the Murrumbidgee River system. This means that the waterways in the north are subject to differing controls to those in the south of the council area. This needs to be standardized across the council area. In addition over the last 20 years with the changes to Water Management and the trading of water now that it is no longer tied to land has seen the use of water defined by the agricultural use rather than the need or right to farm.

### Actions:

- Work with the Department of Planning, Industry and Environment to develop standardized controls for planning along waterways with the council area.
- Review the water sharing plans and define the potential for agricultural use along the waterways to permanent versus crop/ grazing based farming.

**Time Frame:** Within 6 months.

## Planning Priority 4 -

Clearly define natural waterways under the Federation LEP.

### Rationale:

The waterways within the council area are the lifeblood of the council area and the communities. The waterways are also key habitat for defined aquatic and terrestrial species. By defining the natural waterway zones within the local environmental plan the resource can be utilized for habitat maintenance and agricultural benefit.

### Actions:

- Review Developments along waterways and define natural waterways within the council area for inclusion in the Federation LEP.

**Time Frame:** Within 6 months.

## Planning Priority 5 -

Clearly define recreational waterways to limit the impact of recreation on the overall waterways within the council area

### Rationale:

The waterways within the council area are the lifeblood of the council area and the communities. The areas within the towns and villages with river and lake frontage are seen as recreational spaces not only by locals but by visitors as well. By clearly defining the recreational waterways areas along the waterways within the council area development controls can be made to limit the overall impact of the recreational use and development to specific locations with specific controls.

### Actions:

- Review Developments along waterways and define recreational areas on the waterways within the council area for inclusion in the Federation LEP.

**Time Frame:** Within 6 months.

## Planning Priority 6 -

Review planning controls of permanent planting versus cropping and grazing to ensure adequate water sharing across the council area, region, state and the Murray Darling basin.

### Rationale:

The introduction of Federal and State Water and river management controls means that Council has little control over the flows within the waterways but it can have an impact on the development and impact of those developments on the overall systems within the Council area. The separation of water from land in the first decade of 2000, has seen a move from cropping and grazing in parts of the Murray Darling Basin to permanent plants which is having an impact of water usage within Federation Council area as landowners are not in a position to purchase water on the open market. By allowing additional permanent planting within the basin the purchasing of water in drought years will be exacerbated.

### Actions:

- Review permanent plantings undertaken in past 10-20 years
- Compare the water usage for cropping, grazing versus permanent plantings

**Time Frame:** Within 6 months.

# 11.3 Efficient transport and infrastructure networks

## Current Status

As a recently merged council, Federation Council is coming to terms with the infrastructure requirements of the new Council area and developing its asset management plans for existing road, water, Sewer and drainage infrastructure. All the infrastructure plays a key role in the economic viability and livability of our council area. Council managed infrastructure, however, is only part of the picture. Other infrastructure such as railway lines, (used and disused) plus aerodromes and airstrips all are key to ensuring the economic and environmentally sustainability of the Council area.

Federation Council also the water Authority for the towns of Corowa. Howlong and Mulwala, while Riverina Water is the water Authority for Boree Creek, Morundah, Oaklands, Rand and Urana. The Council is the sewer authority for Corowa, Howlong, Mulwala, Oaklands and Urana. The integrated Water Cycle Management Plan is required for the entire council area, once complete will allow for servicing plans to be completed for Corowa, Howlong and Mulwala for both water and sewer as a number of the facilities are near or at capacity.

All of Federation Council's towns and villages are impacted by floodwater either by riverine flooding or overland flows. Council is working with State government to improve the understanding of flooding in the council area and implementing planning controls as the required studies are complete.

## Our vision

Fully services towns with adequate water and sewage reticulation and treatment to service the needs of the towns for the next 20 years.

Upgrade key points in the road network, linked to our key industrial and commercial areas including rail links to allow for localized storage and transportation of grain and other commodities to the market place.

## Planning Priorities

### Planning Priority 7 -

Improved Road and Rail links to deliver produce to the eastern seaboard in an environmentally sustainable manner.

### Planning Priority 15 -

Undertake a water and sewer servicing plan for the towns and villages with reticulated water and sewer for the next 20 years.

### Planning Priority 16 -

Review location of the Waste facilities and Sewerage treatment facilities and their potential impact on the future development of our towns and villages over 20 years.

### Planning Priority 22 -

Update Planning controls as Flood Planning Studies, and Plans are adopted by Council.

### Planning Priority 24 -

Investigate alternative Heavy Vehicle Route for Howlong.

## Measures of Success:

- Railways lines remain open in Boree Creek and between Mulwala and Oaklands.
- Completion of the Integrated Water Cycle Management Plan. And servicing plans for Howlong, Corowa and Mulwala Water and sewer systems.
- Review of the impact of the existing treatment facilities on the future development of the urban area.
- Planning controls included in the Federation LEP once adopted by the council.

#### By January 2021:

- Map the links between the Railway lines that are still operational and the key transport corridors to the sites.
- Map the unused railway land within the council area that is impeding development in the council area.

#### By June 2022:

- Completion of the Integrated Water Cycle Management Plan. And servicing plans for Howlong, Corowa and Mulwala Water and sewer systems.
- Review of the impact of the existing treatment facilities on the future development of the urban area.

#### By June 2024:

- Planning controls included in the Federation LEP once flood studies and floodplain risk management plans are adopted by council.

## Planning Priority 7 -

Improved Road and Rail links to deliver produce to the eastern seaboard in an environmentally sustainable manner.

### Rationale:

Federation Council area produces 37% of the States grain alone the majority of which is transported to local and regional storage via the road network. The two largest storage facilities are located at Boree Creek and Oaklands. Both these facilities are serviced by Rail sidings that transport the grain to milling facilities or to the eastern seaboard ports. Both the rail sidings in the Council area are underutilized and provide the potential to transport other products to the eastern seaboard ports and return other goods to Boree Creek and Oaklands. The Council road network is key to the production of all goods within the council area from the inputs to grow to produce to the raw products through to manufacturing and the distribution of the raw and finished product. Clearly defined linkages are required to ensure that key routes and methods of transport are identified and those routes maintained and where necessary upgraded and /or better utilized.

### Actions:

- Review the usage of the railway lines within the council area to define the capacity for additional transport of products to regional freight hubs
- A traffic management plan be prepared for the movement of freight from within the council area to the regional freight hubs
- Ensure that the roads are identified in the council asset management plans, long term financial plan and the developer levy plan

**Time Frame:** Within 6 months.

## Planning Priority 15 -

Undertake a water and sewer servicing plan for the towns and villages with reticulated water and sewer for the next 20 years.

### Rationale:

Federation Council is in a unique position in that there are 2 water authorities that are operational in the council area. Riverina Water in the northern part of the council area and Federation council are the water authority in the southern part of the council area. Federation Council is the sewer authority for the entire council area.

Water treatment plants and reticulated water is provided by Council in Corowa, Howlong and Mulwala. Sewage treatment and reticulation is provided in Corowa, Howlong, Mulwala, Oaklands and Urana.

The Integrated Water Cycle Management Plan is required to be completed for the council area, which will require input from Riverina Water and the Department of Planning, Industry and Environment. As part of this program servicing plans are required for the towns and this is a priority for the river towns of Howlong, Corowa and Mulwala as the treatment facilities and reticulation networks in all 3 towns are nearing capacity.

### Actions:

- Completion of the integrated water cycle Management Plan for Federation Council area
- Completion of servicing plans for Corowa, Howlong and Mulwala to define the areas of urban expansion over the next 20 years.

**Time Frame:** Within 2 years.

## Planning Priority 16 -

Review location of the Waste facilities and Sewerage treatment facilities and their potential impact on the future development of our towns and villages over 20 years.

### Rationale:

The treatment facilities in the three riverfront villages of Corowa, Howlong and Mulwala are now all being encroached upon by urban development. To ensure there is limited landuse conflict the impact of the current location of each of the plants needs to be evaluated and options provided to council about the future of each of the current sites.

### Actions:

- Review the viability long term of each of the treatment facilities
- Review buffer zones and other controls that may be utilized to limit the impact of the treatment works on potential future neighbours.

**Time Frame:** Within 2 years.





## Planning Priority 22 -

Update Planning controls as Flood Planning Studies, and Plans are adopted by Council.

### Rationale:

Protection of Life and property in the event of disasters is a key responsibility of councils across the country. Planning controls are used as preventative controls to protect life and property. Council is currently completing the Floodplain Risk management Study and plan for Boree Creek, Morundah, Oaklands, Rand and Urana. In 2019 council completed an unfunded flood study for the village of Daysdale and is about to commence work on a flood study for the urban areas of Corowa, Howlong and Mulwala.

These studies will define the flood planning areas for the towns and villages and will afford greater protection and understanding of the impacts of flooding on these areas.

### Actions:

- Update the Federation LEP with the latest flood studies and plans as they are finalized.

**Time Frame:** Within 4 years.

## Planning Priority 24 -

Investigate alternative Heavy Vehicle Route for Howlong.

### Rationale:

Howlong has a compact central business district with highway frontage. The highway to the east of Howlong has heavy vehicle restrictions which does not allow any vehicle larger than b -doubles to gain access to the Hume Free Way into Victoria. To ensure the safety, amenity and character of the Centre and residential areas of Howlong are retained as businesses west of Albury Grow an alternative vehicle route through Howlong is required.

### Actions:

- Commence discussions with Transport for NSW regarding the establishment of an alternate heavy vehicle route through Howlong.
- Undertake a study for suitable alternative heavy vehicle routes.

**Time Frame:** Within 4 years.



# 11.4 Strong, connected and healthy communities

## Current Status

The Federation council community varies from town to town and village to village. For instance, growth is occurring in Howlong and Mulwala, while in the other towns and villages is in decline or stagnating. The community consultation undertaken by GHD identified that the community are looking for flexibility in housing type and lots sizes, even in the rural areas. Howlong requires a review of the supply and demand for residential land. Mulwala is also experience demand for residential land and tourist accommodation.

The Council area is currently operating with 3 separate minimum lot sizes, from 100 hectares to 400 hectare minimum lots size, in the RU1 primary production zone which in some areas applies to the former villages, i.e. Savernake and Coreen. In the RU5 Village zone the Corowa LEP 2012 minimum lot size is 2000 square meters while the Urana LEP 2011 minimum lot size is 1000 square metres. These are just two examples of planning controls that need to be reviewed and updated as a result of the merger of Corowa and Urana Shires in 2016. In addition cross border planning controls for residential development need to be reviewed and aligned where possible to make development for the river towns equitable.

There are limited listings and site detail in the current LEPs and provision of the plans are poorly utilized in currently. A review is required for all properties and locations listed. In addition, the listing are devoid of natural sites and significant aboriginal sites located in the council area. One site that has been identified as having heritage significance from a geographical, geological and anthropological point of view is Lake Urana. Further investigation is required to ensure that this unique site is maintained and made accessible to the public.

## Our vision

To have flexibility in lot sizing to allow for the expansion of our towns and villages, and revitalization of our rural communities. Provide opportunities for various housing for the needs of the community from housing for our older and less able residents to a larger life lots for families through to small acreage for those wanting to live a rural lifestyle on larger lots or in smaller localities.

The heritage of the Federation Council area is identified and protected and enhanced by making is better understood by the public and accessible to the public.

## Planning Priorities

### Planning Priority 8 -

Flexible landuse zonings to help attract and retain population in the area and rebuild the social fabric of the villages and surrounding rural areas in Federation Council.

### Planning Priority 9 -

Review housing needs and lot sizes within the urban areas.

### Planning Priority 10 -

Review Planning controls within the CBD of Mulwala to allow for denser development.

### Planning Priority 11 -

Review heritage listings and heritage conservation areas within the Council area.

### Planning Priority 12 -

Review planning controls surrounding minimum lot size and various zoning options to reduce population decline and loss of social fabric in rural areas.

### Planning Priority 17 -

Development of a Master Plan for the future development of Mulwala.

### Planning Priority 18 -

Undertake further studies into the significance of Lake Urana in the history both geologically and anthropologically.

### Planning Priority 19 -

Review and align planning controls for cross-border communities.

### Planning Priority 23 -

Investigate transfer to Council/private ownership of Crown Land around towns and villages.

# Measures of Success:

## By January 2021:

- Inclusion of minimum lot size mapping in the Federation LEP allowing of flexibility in and around our towns and villages.
- Introduction of medium density development controls for the CBD and surrounding core of Mulwala.
- Review and update of heritage sites, areas and controls in the Federation LEP.

## By June 2022:

- Completion of a master plan for the development of Mulwala over 20 years.
- Completion of a study into the significance of Lake Urana historically for a geological point of view and Anthropological point of view.
- Completion of a review of planning with the councils along the southern bank of the Murray River.

# Planning Priority 9 -

Review housing needs and lot sizes within the urban areas.

## Rationale:

The community engagement identified that housing flexibility is a priority of the community. With an aging population, two main growth centres and altering lifestyle requirements a review of the minimum lot sizes within all residential and village areas is required to ensure that supply can meet demand in a sustainable manner.

## Actions:

- Update the Housing strategy prepared by GHD 2019 to include content for all towns and villages
- Include identified land and relevant zones and minimum lot sizes in the Federation LEP.

**Time Frame:** Within 6 months.



# Planning Priority 8 -

Flexible landuse zonings to help attract and retain population in the area and rebuild the social fabric of the villages and surrounding rural areas in Federation Council.

## Rationale:

Flexibility in lots sizing to allow for the expansion of our towns and villages, and revitalization of our rural communities. Currently, the council area is operating with a number of lot sizes under 2 planning instruments which need to be reviewed and updated.

## Actions:

- Update the Housing strategy prepared by GHD 2019 to include content for all towns and villages
- Provide modelling and analysis for the social and economic benefit of various lot sizes in the rural areas of council
- Include identified land and relevant zones and minimum lot sizes in the Federation LEP.

**Time Frame:** Within 6 months.

# Planning Priority 10 -

Review Planning controls within the CBD of Mulwala to allow for denser development.

## Rationale:

Mulwala's tourism industry is growing and the core of the town is limited to the east by Lake Mulwala and to the west by a defense facility and railway line. To ensure adequate housing choice a denser form of development is required in key locations in Mulwala

## Actions:

- Identify suitable areas in and around the CBD for denser style development
- Develop controls for denser development in the identified areas

**Time Frame:** Within 6 months.



## Planning Priority 11 -

Review heritage listings and heritage conservation areas within the Council area.

### Rationale:

Heritage is important to a number of towns and villages within the council area as they provide the town or village with a sense of place and purpose. Planning controls are currently poorly understood or utilized. A review will identify listing updates required and define natural and man-made features that should be listed and afford protecting to the items and areas listed.

### Actions:

- Review current listing on all heritage registers and in Schedule 5 of the Corowa LEP 2012 and Urana LEP 2010 and update to provide further information, i.e. What buildings on a site a listed.
- Review the conservation areas in the Corowa LEP and define if other towns or villages require conservation areas
- Undertake a full AHIMs check for known sites of Aboriginal significance in the council area.

**Time Frame:** Within 6 months.

## Planning Priority 12 -

Review planning controls surrounding minimum lot size and various zoning options to reduce population decline and loss of social fabric in rural areas.

### Rationale:

The rural population is declining within Federation Council and the aim is to attract population into the rural areas whether for farming or for farming and lifestyle combination. No longer are a large percentage of Farm enterprises solely reliant on farm income and this needs to be considered in the review of lot sizes along with the environmental benefit of having people monitoring and working with the environment to improve the overall health of the environment.

### Actions:

- Review historical settlement patterns and programs in the council area
- Undertaken economic analysis on on-farm and off-farm enterprises and employment links.
- Review various zoning options for the rural areas in line with the historical settlement patterns and the economic analysis

**Time Frame:** Within 6 months.

## Planning Priority 17 -

Development of a Master Plan for the future development of Mulwala.

### Rationale:

Mulwala's tourism industry is growing and the core of the town is limited to the east by Lake Mulwala and to the west by a defense facility and a railway line. In addition, the town is experiencing a strong rate of growth and demand for housing is still growing. A Master Plan will allow council to define the areas of growth and development with servicing plans to allow for the provision of key infrastructure for the growth of the town.

### Actions:

- Pull together all studies and plans being undertaken for Mulwala, i.e. servicing plan for water and sewer
- Define rates of development required annually over 20 year period.
- Define potential growth areas
- Develop master plan.

**Time Frame:** Within 2 years.

## Planning Priority 18 -

Undertake further studies into the significance of Lake Urana in the history both geologically and anthropologically.

### Rationale:

Lake Urana is a significant geographical feature in the Council area and a known site of aboriginal significance. The NSW National Parks and Wildlife Service Plan of Management listed the following management objective for the reserve area which covers 302 hectares of the lake.

- Preservation of Aboriginal Sites in consultation with the Aboriginal community
- Provision of opportunities for appropriate use
- Encouragement of scientific and educational enquiry into environmental features and processes.

The full significance of the entire lake area covering approximately 6400 hectares is unknown, however, the limited research that has been done identifies that Lake Urana is a site of national significance.

### Actions:

- Undertake a literature review on all studies and documents for Lake Urana
- Seek funding for an Archeological assessment of the site in conjunction with the landowners, Local aboriginal elders and the Aboriginal Land Council.
- After Assessment complete review zoning and listings as required.

**Time Frame:** Within 2 years.

## Planning Priority 19 -

Review and align planning controls for cross-border communities.

### Rationale:

One of the main issues raised by developers for the three river towns is why do I have to do that here when the people on the other side of the river don't have to. For example approvals for retaining walls along the river.

### Actions:

- Review and compare local planning controls across the border.
- Align where practical planning controls and update LEP and DCP.

**Time Frame:** Within 2 years.

## Planning Priority 23 -

Investigate transfer to Council/private ownership of Crown Land around towns and villages.

### Rationale:

For some towns and villages within the council area Crown Land limits the natural growth areas for development, for example the railway corridor in Corowa and Mulwala restricts industrial and commercial development. By undertaking a review and working with Crown Lands the land can be utilised for the overall benefit of the towns and villages.

### Actions:

- Identify Crown land that is key to the logical growth of Federation's towns and villages.
- Works with Crown lands on the reclassification. Transfer and sale of the key parcels of Crown Land.

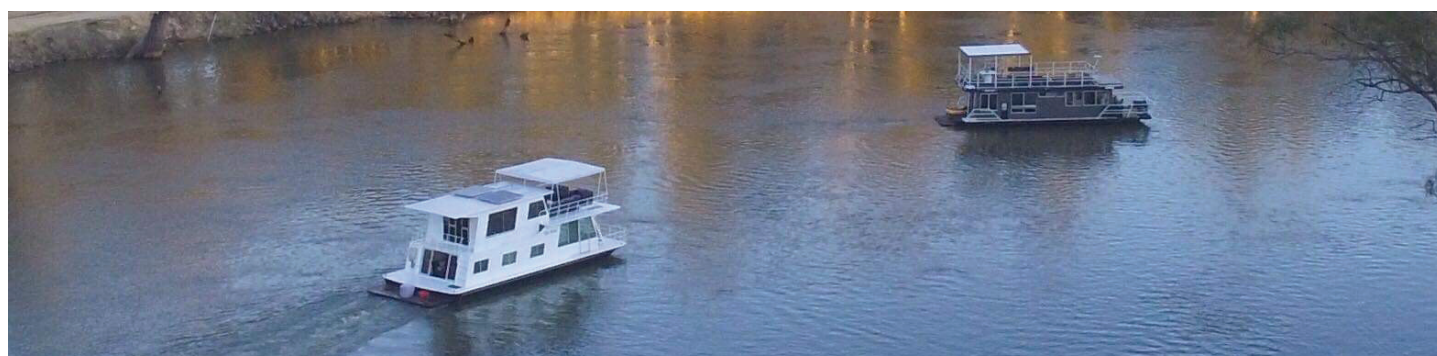
**Time Frame:** Within 4 years.

# SUMMARY OF GOALS AND PLANNING PRIORITIES

# 12

## Riverina Murray Regional Plan Directions

Goal 1 Growing a diverse economy	Goal 2 A healthy environment with pristine waterways	Goal 3 Efficient transport and infrastructure networks	Goal 4 Strong, connected and healthy communities
<p>Direction 1 - Protect the region's diverse and productive agricultural land</p> <p>Direction 2 - Promote and grow the agribusiness sector</p> <p>Direction 3 - Expand advance and value-added manufacturing</p> <p>Direction 4 - Promote business activities in industrial and commercial areas</p> <p>Direction 6 - Promote the expansion of education and training opportunities</p> <p>Direction 7 - Promote tourism opportunities</p> <p>Direction 10 - Sustainably manage water resources for economic opportunities.</p> <p>Direction 11- Promote the diversification of energy supplies through renewable energy generation</p>	<p>Direction 13 - Manage and Conserve water resources for the environment.</p> <p>Direction 14 - Manage land uses along key river corridors</p> <p>Direction 15 - Protect and manage the region's many environmental assets.</p>	<p>Direction 17 - Transform the region into the eastern seaboard's freight and logistics hub</p> <p>Direction 18- Enhance road and rail freight links</p> <p>Direction 20- Identify and protect future transport corridors</p> <p>Direction 21- Align and protect utility infrastructure investment.</p>	<p>Direction 23 - Build resilience in towns and villages.</p> <p>Direction 24 - Create a connected and competitive environment for cross-border communities</p> <p>Direction 25 - Build housing capacity to meet demand</p> <p>Direction 26- Provide greater housing choice</p> <p>Direction 27 - Manage rural residential development</p> <p>Direction 29 - Protect the region's Aboriginal and historic heritage</p>



# Primary Planning Priorities

<p>Planning Priority 1 - Define the CBD and mix use areas in all towns to allow for additional services within the towns to service the needs of our communities</p> <p>Planning Priority 2 - Review Planning Controls for Tourist Related Development to aid in the diversification of the economic base of the Federation Council area.</p>	<p>Planning Priority 3 - Review planning controls along waterways to ensure that development and agriculture along the waterways are clearly defined and are able to survive during drought and flood cycles.</p> <p>Planning Priority 4 - Clearly define natural waterways under the Federation LEP</p> <p>Planning Priority 5 - Clearly define recreational waterways to limit the impact of recreation on the overall waterways within the council area</p>	<p>Planning Priority 7 - Improved Road and Rail links to deliver produce to the eastern seaboard in an environmentally sustainable manner.</p> <p>Planning Priority 8- Flexible landuse zonings to help attract and retain population in the area and rebuild the social fabric of the villages and surrounding rural areas in Federation Council.</p> <p>Planning Priority 9 - Review housing needs and lot sizes within the urban areas.</p> <p>Planning Priority 10 - Review Planning controls within the CBD of Mulwala to allow for denser development.</p> <p>Planning Priority 11 - Review heritage listings and heritage conservation areas within the Council area</p> <p>Planning Priority 12 - Review planning controls surrounding minimum lot size and various zoning options to reduce population decline and loss of social fabric in rural areas.</p>
<p>Planning Priority 6 - Review planning controls of permanent planting versus cropping and grazing to ensure adequate water sharing across the council area, region, state and the Murray Darling Basin.</p>		

# Secondary Planning Priorities

<p>Planning Priority 13 - Investigation into the proposed TransGrid Project Energy Connect in the north of the council area and the landuse changes required to maintain and establish businesses linked to this key piece of infrastructure.</p> <p>Planning Priority 14- Investigate the viability of a Regional Waste Management Facility in the disused portion of the Kalinite Mine with a co-generation power generating facility near Oaklands.</p>		<p>Planning Priority 15 - Undertake a water and sewer servicing plan for the towns and villages with reticulated water and sewer for the next 20 years.</p> <p>Planning Priority 16 - Review location of the Waste facilities and Sewerage treatment facilities and their potential impact on the future development of our towns and villages over 20 years.</p>	<p>Planning Priority 17 - Development of a Master Plan for the future development of Mulwala.</p> <p>Planning Priority 18 - Undertake further studies into the significance of Lake Urana in the history both geologically and anthropologically.</p> <p>Planning Priority 19 – review and align planning controls for cross-border communities.</p>
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# Tertiary Planning Priorities

Planning Priority 20 - Develop an Activation Precinct along Federation way to east of the town incorporating, Agriculture, transport, education and associated businesses and infrastructure.

Planning Priority 21 - Investigation into improving relationship with the 3 military facilities in the council area to aid in maintaining existing businesses, employment and establish new businesses linked to these key pieces of infrastructure.

Planning Priority 22 – Update Planning controls as Flood Planning Studies, and Plans are adopted by Council.





