

Jerilderie

habitat —

3.3. Jerilderie

Jerilderie is the smallest of the three townships of the Murrumbidgee Council area and is located within the southern portion of the local government area.

The town is located approximately 70 kilometres south of Coleambally, 40 kilometres north west of Berrigan, 40 kilometres north east of Finley, 60 kilometres east of Conargo and 60 kilometres west of Urana.

The main urban areas are zoned RU5 Village under the LEP to provide for the residential and commercial needs of the township. Other zones within the town include the R5 Large Lot Residential, IN1 General Industrial, RE1 Public Recreation, RU1 Primary Production zones, E1 National Parks and Reserves, SP2 Infrastructure and W2 Recreational Waterways zones.

3.3.1. Social and Community

Population

Jerilderie had a total population of 1,029 at the 2016 Census, which accounted for 27 percent of the total Murrumbidgee area.

Population and demographic trends within Jerilderie are consistent with the broader Murrumbidgee Council area as outlined in Section 2.2.

Table 34: Jerilderie Population Projections 2016-2041

	Population (2016)	Additional Population (persons)	Annual change (persons)	Population (2041)
DPIE Projection (Common Growth)	1,029	-42	-1.67	987
Council Projection (High Growth)	1,029	135	5.4	1,164

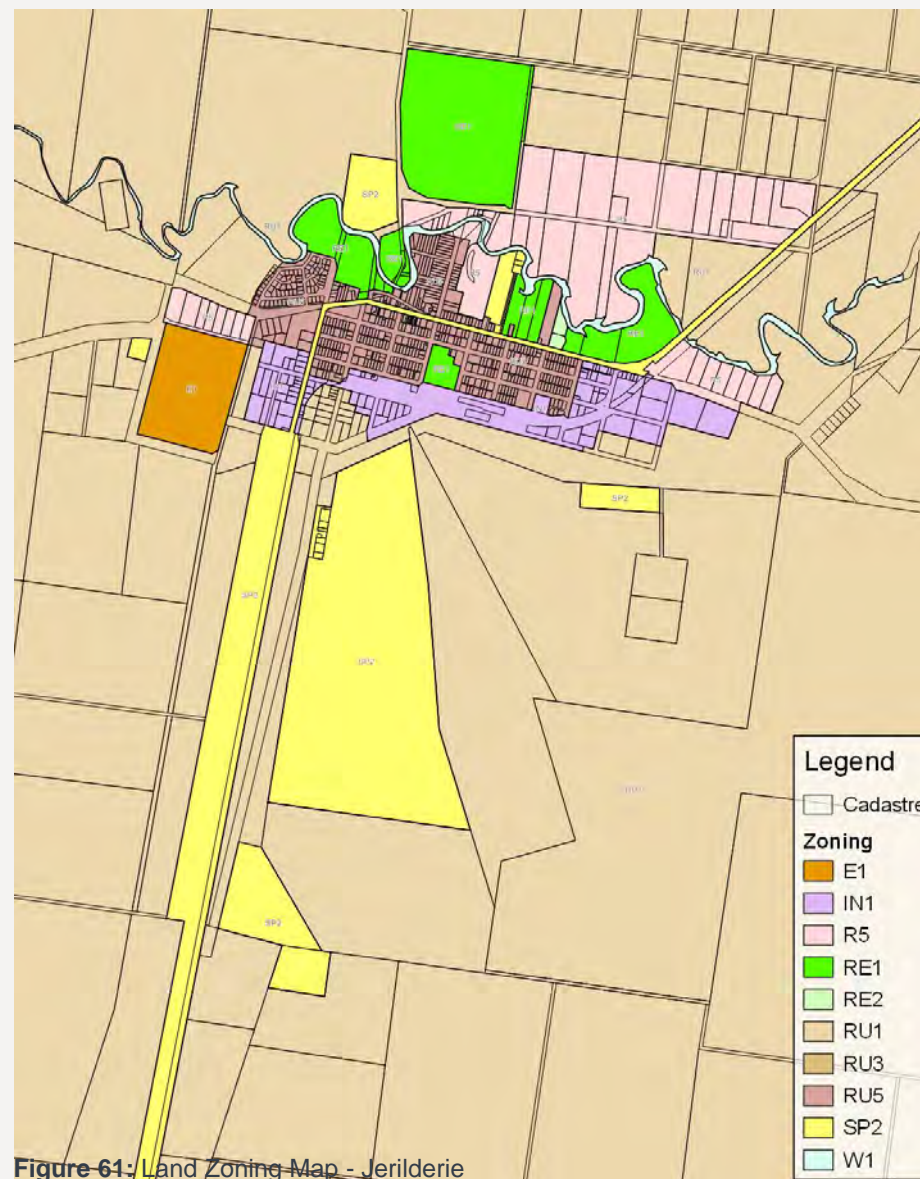


Figure 61: Land Zoning Map - Jerilderie

Housing

At the 2016 Census, there were 546 dwellings in Jerilderie. The predominant housing type in the township is single detached dwellings, with the largest household type being classified as 'family households' comprising at least one parent and child. The average size of households within Jerilderie was 2.3 persons per household.

Building approvals for Jerilderie have remained low but steady over time with 2-3 new dwellings constructed per annum, which is reflective of population growth.

Anecdotally, demand for housing is forecast to increase in response to the establishment of a number of large industries and agricultural businesses proposed within close proximity to the town.

Table 35: Jerilderie Housing Projections 2016-2041

	Housing (2016)	Additional Dwellings	Annual change (dwellings)	Housing (2041)
DPIE Projection (Common Growth)	546	-20.79	-0.25	-
Council Projection (High Growth)	546	66.50	2.66	612.50



Lake Jerilderie and Luke Park

Current housing issues facing Jerilderie include:

- Lack of urban residential land with a minimum lot size of 1,000m².
- Lack of large lot and rural residential land.
- Ageing population and demands for appropriate housing.

Residential Land Supply

An analysis of residential land supply had been used to determine how much residential land is currently available for consumption.

For the purposes of this assessment, a lot is considered to be 'vacant' where it does not contain a dwelling or has been sold as at 30 June 2021.

The residential land within Coleambally has been categorised as follows:

- **Standard Residential**, being land zoned RU5 Village with a minimum lot size of 600m². This land is connected to Council's reticulated sewerage;
- **Large Lot Residential**, being land zoned R5 Large Lot Residential with lot sized of 2ha or larger. This land is not connected to Council's reticulated sewerage.

Whilst it is acknowledged that the RU5 Village zone has a default minimum lot size of 600m², this is not representative of the established residential subdivision pattern of the town, which is more consistent with a minimum lot size of 1,000m².

There are currently approximately 25 vacant developed and undeveloped residential zoned lots within the township that are available for development. All residential zoned land within the town has been developed with the exception of public parks or the like, which are zoned residential

In addition, there is approximately 70 hectares of developed and undeveloped land located to the north of Showgrounds Road that is zoned R5 Large Lot Residential with a 2 hectare minimum lot size that could be further developed.

In recognition of a general lack of developed residential zoned land, Council has constructed the Wunnamurra residential estate located to the west of town. All lots have been sold and developed within Stage 1 with the exception of one, whilst of the 37 lots created as part of Stage 2, 14 of these have been sold and 6 houses have been subsequently constructed.

Whilst it is acknowledged that there is an additional supply of R5 Large Lot Residential zoned land located either side of Billabong Creek, it is noted that these properties are subject to high hazard flooding and are located within a floodway and cannot be further developed.

Table 36 provides an analysis of the current supply of residential zoned land (both developed and undeveloped) in Coleambally. The figures used in this table are based on an average of 8 lots per hectare for RU5 zoned land, which equates to an average lot size of 1,000m². Land supply in the R5 Large Lot Residential Zone has been calculated using a 2 hectare minimum lot size. This calculation also assumes 20% of the development site is required for roads, drainage and open space.

Based on this analysis, Jerilderie has an approximate 19.5 years supply of residential zoned land based on an average take-up rate of 2 dwellings per annum.

When considering population projections outlined in Table 21 above and using an average take-up rate of 3 dwellings per annum, the level of residential land supply is reduced to approximately 13 years.

Table 36: Jerilderie Existing Residential Land Supply

Summary	Growth Rate	Land Supply	No. of additional lots	Demand (dwellings p.a.)	Years Supply
Standard Residential (600m²)	DPIE Projection (High Growth)	4ha	25*	1.5	17
	Council Projection (High Growth)	4ha	25*	2.5	10
Large Lot Residential (2ha+)	DPIE Projection (High Growth)	70ha	14**	0.5	28
	Council Projection (High Growth)	70ha	14**	0.5	28

* This figure includes vacant developed land, as well as likely estimated brownfill (infill) lots

**This figure accounts for the number of existing holdings and development potential of this land

Community Services

Jerilderie is well serviced with a number of community facilities including a pre-school, two primary schools (St Joseph's and Jerilderie Public School), a hospital, private medical centre, aged care hostel and police and ambulance stations. Council also runs an administration office to service the needs of local residents and the town has a visitor information centre and library.

A community hall is also available for hire and the area has a number of churches and a local cemetery.

A plan showing the existing community facilities is provided in Figure 62.

Recreation and Open Space

Jerilderie is serviced with a number of public recreation and open space areas including Memorial Park, Luke Park, Monash Park, Brew Park and Elliott Park.

The town also has an indoor sports complex, community gym, racecourse, swimming pool, tennis courts, bowling greens and football and netball facilities. In addition, Jerilderie has an 18 hole golf course and Lake Jerilderie also provides recreation activities such as water skiing for residents and visitors, as well as outdoor exercise stations.

Consideration of the performance criteria of the NSW Government's *Draft Greener Places Design Guide* has been undertaken. Given the existing level of open space provision and the location of proposed areas for rezoning, the Land Use Plan does not recommend the creation of any new open space area.

A plan showing existing and proposed open space is provided in Figure 62.

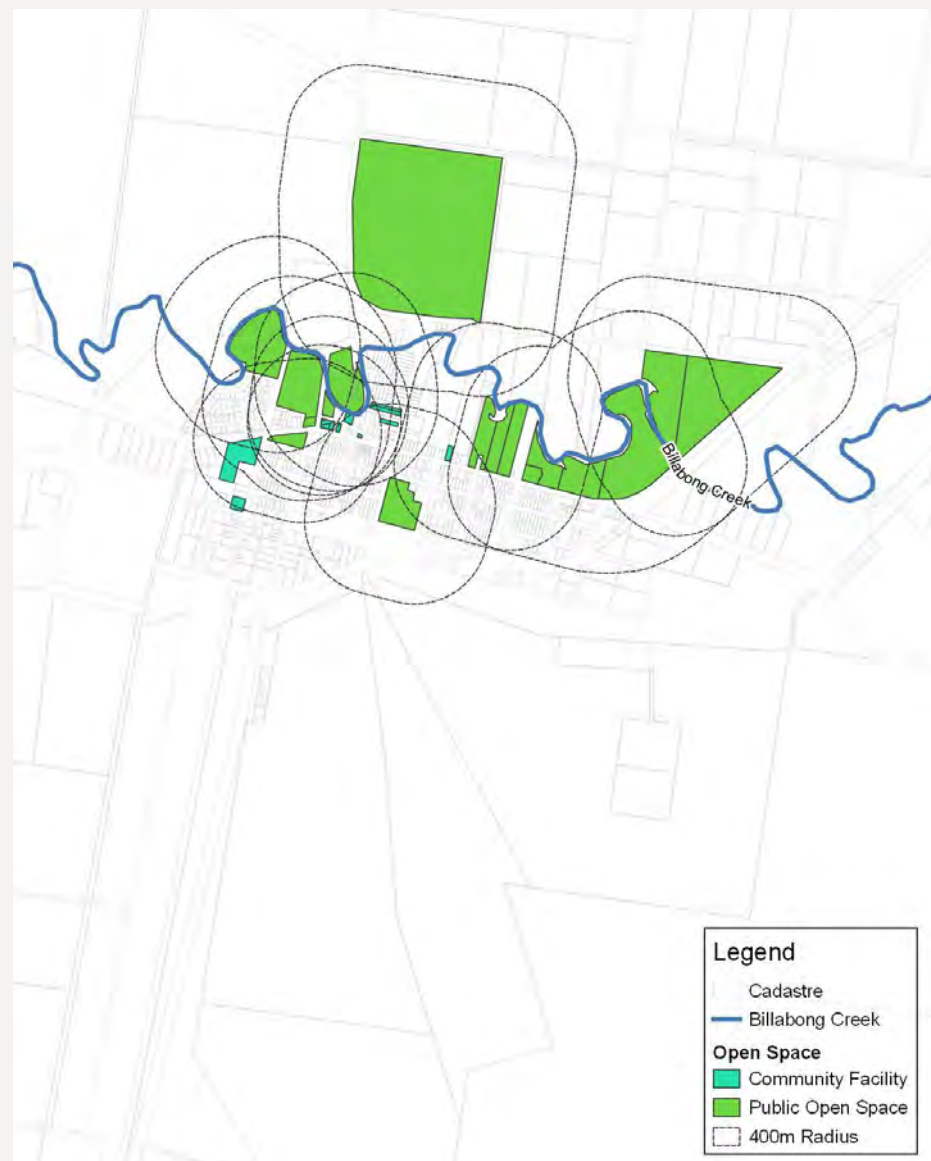


Figure 62: Open Space and Community Facilities Map – Jerilderie

3.3.2. Economy

Commercial and Retail

The main commercial and retail centre of Jerilderie is focussed around Jerilderie Street, which is the Main Street. The main commercial area includes banking services, a butcher, supermarket, service station, newsagent, hairdresser, clothing stores, take-away food shop and pharmacy.

The area also contains several cafes, as well as three hotel/pubs and a sports club, which are located along the main street. The town also have three motels, a bed and breakfast accommodation and caravan park.

The main township is zoned RU5 Village under the current LEP to provide flexibility in zoning and to allow for a range of commercial, residential and light industrial activities.

Further commercial development within the township should occur around the established main street.

Industry

Jerilderie has a reasonable supply of industrial zoned land with approximately 80 hectares of land located on the southern side of the town zoned IN1 General Industrial.

Much of this land is located alongside the former Jerilderie railway line and extends along Sargood Street and Oaklands Road to the east. Land to the west of Southey Street is also zoned for industrial purposes and contains a recently constructed new service station, as well as Council's depot site.

A supply and demand analysis of existing industrial zoned land has been undertaken and is provided in Table 37.

As can be seen in this table, there is approximately 16.5 hectares of vacant industrial zoned land that could be developed. Based on an average lot size of 2,000m² – 4,000m² which is consistent with the current established lot pattern, this could equate to an industrial land supply of 41-82 lots.

A review of recent council building and planning approvals for the previous 5 years shows that on average, 1.5 new industrial developments are constructed each year in Jerilderie.

Based on current industrial supply and demand figures, this equates to approximately 27-55 years worth of industrial land.

Notwithstanding the relatively large industrial land supply, given that a large proportion of this land comprises former railway line owned by ARTC, the land may not be available for development in the short to medium term.

Therefore, there is a need to provide additional industry land to meet future demand.

Table 37: Jerilderie Industrial Land Supply

Supply and Demand Analysis	No.
Amount of industrial zoned land	80ha
Total Lots Created	83
Total Lots Consumed (developed)	65
Total Vacant Lots	18
Vacant Industrial zoned land (to be developed)	16.5ha
Potential additional lot supply (based on average lot size of 2,000m ² – 4,000m ²)	41-82*
Land supply (years)(based on demand for 1.5 industrial lots p.a.)	27-55

* This figure will be lower if several larger industrial lots are created similar to other examples within the industrial estate.

Tourism

Jerilderie enjoys a number of tourist attractions that make it an ideal place to visit including; water recreation activities on Lake Jerilderie, the Ned Kelly Raid Trail and the Jerilderie Apex Mini Rail. These permanent attractions are in addition to a number of events held throughout the year. It is recommended that land use zoning remain flexible to continue to support a variety of tourist opportunities.

Agriculture

The majority of the Murrumbidgee Council area is zoned for rural and agricultural purposes and is broadly used for dryland and irrigated cropping, as well as grazing.

Land within and immediately surround Jerilderie is generally rated as Class 4 – Moderate to severe limitations, Class 5 – Severe limitations and Class 6 – Very severe limitations in terms of agricultural land quality (Figure 63).

All rural land within and surrounding the main township of Jerilderie is zoned RU1 Primary Production with a corresponding 213 hectare minimum lot size for subdivision. This land is generally used for broadacre grazing and dryland cropping purposes.

Although the Council area can be viewed as a traditional rural and agriculturally based local government area, the main townships and immediate surrounds are urban in nature or have been developed for hobby farming type purposes. Future development and expansion of Jerilderie will need to ensure that residential and rural residential growth does not restrict existing productive agricultural operations.

Similarly, land management for native vegetation removal in the rural zones is undertaken in accordance with the *Local Land Services Act 2013*. For the purposes of this Study, much of the land surrounding the main Jerilderie township is classified as 'Category 1 Exempt Land' as it was cleared of native vegetation as at 1 January 1990 (Figure 64).

Under the LLS Act, Category 1 land is unregulated and owners can remove native vegetation so long as they do not knowingly harm an animal or damage the habitat of an animal that is a threatened species or part of a threatened ecological community.

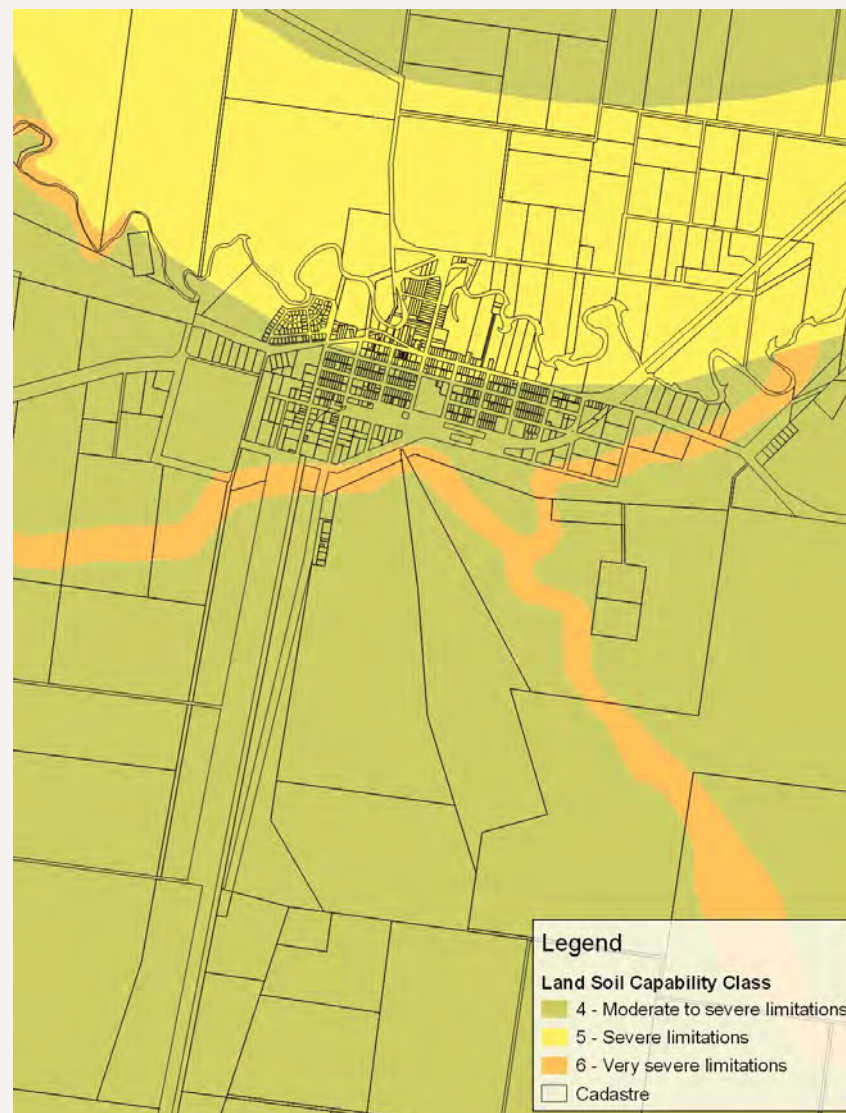


Figure 63: Agricultural Land Capability Map – Jerilderie

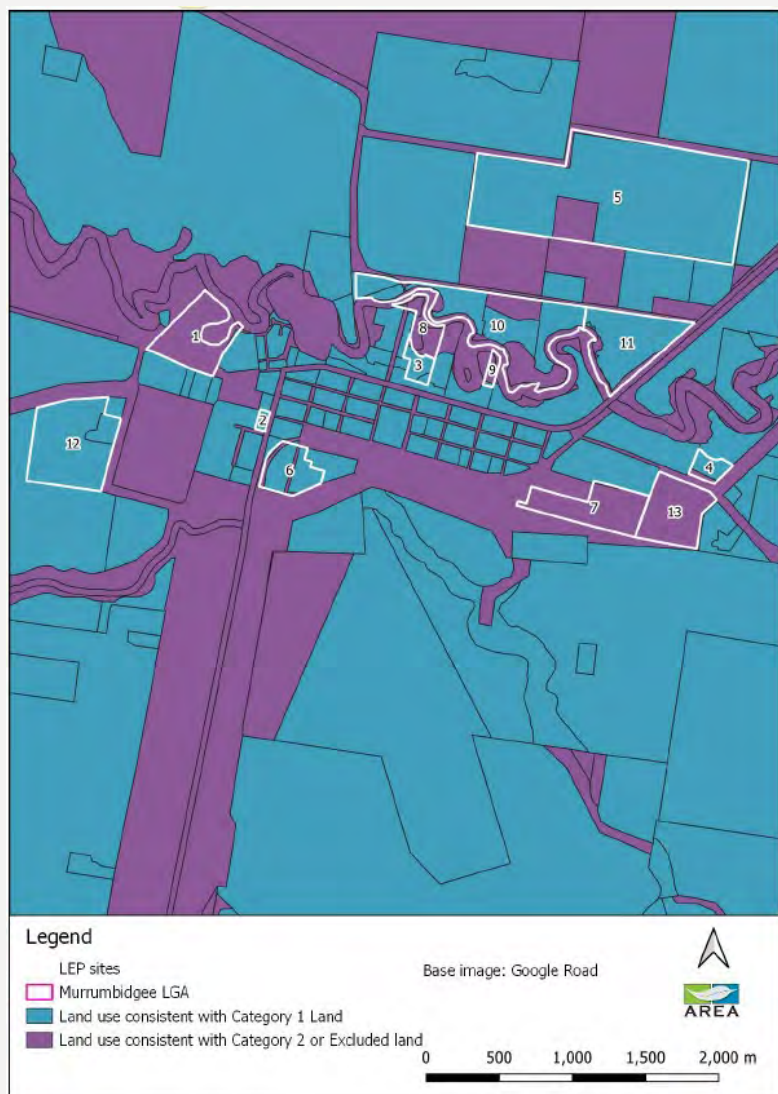


Figure 64: Category 1 Exempt Land Map

(Source: Area Environmental and Heritage Consultants, 2021)

3.3.3. Environment

Vegetation and Threatened Species

Environmental features within and surrounding Jerilderie are generally limited to the riparian lands located either side of Billabong Creek, as well as the Jerilderie Nature Reserve, which contains the vulnerably listed Red Darling Pea.

Other environmental lands surrounding the town have been identified on the state government's Biodiversity Values Map (Figure 66) as it provides habitat for the threatened Plains wanderer (*Pedionomus torquatus*).

Flora species present and surrounding Jerilderie include: forested wetlands (river red gums) and grasslands (forb-rich speargrass). None of these are associated with a Threatened Ecological Community.

Other recorded species within and surrounding Jerilderie include: Austral Pillwort, Broga, Koala, Red darling pea, Slender darling pea and the Tunrip copperburr. These species are listed as 'endangered' and 'vulnerable' under the *Biodiversity Conservation Act 2016*.

The LEP maps parts of Jerilderie as an area of 'Terrestrial Biodiversity' within which Clause 6.3 requires Council to consider the impact of development on flora and fauna as well as "any appropriate measures proposed to avoid, minimise or mitigate" those impacts. These areas have been identified through aerial imagery and have not been 'ground truthed' for significance. They also do not identify scattered vegetation.

Having regard to the vegetation types in the study area, vegetation potentially presents as a constraint for development not just because of its biodiversity significance but also because of the high cost of offsetting its removal. Fortunately, there remains large tracts of land that are either unconstrained by stands of remnant vegetation or contain scattered paddock trees at a lower density.

Further matters regarding biodiversity are contained in the Biodiversity Constraints Analysis report prepared by AREA Environmental and Heritage Consultants in support of the Land Use Plan.



Figure 65: Plant Community Types associated with Threatened Ecological Communities (Source: Area Environmental and Heritage Consultants, 2021)



Figure 66: Terrestrial Biodiversity Map – Jerilderie

Flooding

Jerilderie has been the subject of a number of floods due to its location alongside Billabong Creek.

In response, Council have recently completed a flood study for Jerilderie to investigate the location and degree of flooding within the township.

This Plan identifies the land immediately adjoining Billabong Creek as ‘floodway’ whilst land further back from this waterway is categorised as ‘flood fringe’ and ‘flood storage’.

Following the completion of this flood study, it was revealed that a number of parcels of land currently zoned RU5 Village and R5 Large Lot Residential located either side of Billabong Creek are subject to high hazard flooding and are located in a ‘Floodway’ and ‘Flood Storage Area’.

In accordance with the requirements of the NSW Floodplain Development Manual, development should seek to minimise the danger to life and property during floods.

Specifically, future development should seek to avoid areas of flood storage and floodway, which align with a high hazard level of flooding.

Accordingly, it is recommended that these parcels of land be rezoned to a more appropriate zone in recognition of the environmental constraints that apply to this land.

Conversely, the flood study identified land that is free from flooding or is only subject to low-level flooding, which would be appropriate for urban development. More specifically, this includes land located immediately adjacent to Wunnamurra Estate at the western edge of town.

Accordingly, it is recommended that this land, with the exception of a small back-runner/back runner, be rezoned to RU5 Village. Similarly, land located at the eastern edge of town and only subject to low-level flooding be rezoned to R5 Large Lot Residential.

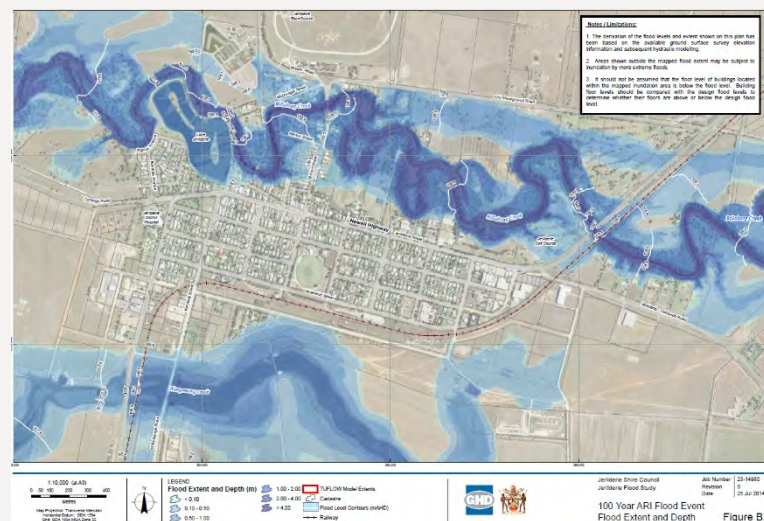


Figure 67: 1 in 100 Year Flood Map for Jerilderie
(Source: Jerilderie Flood Study, 2014)

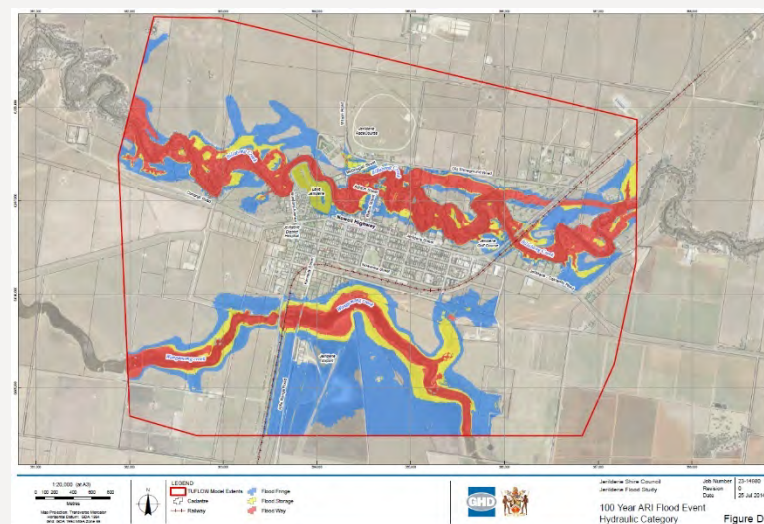


Figure 68: 1 in 100 Year Flood Map – Hydraulic Categories for Jerilderie
(Source: Jerilderie Flood Study, 2014)

Waterways

Billabong Creek winds its way through Jerilderie and provides one of the key tourist, recreational and natural asset for the community. The interface with the creek is varied in character and includes areas of natural environmental lands as well as highly used recreational areas including Lake Jerilderie.

Protection of the waterway from inappropriate development and/or pollution is critical for the ongoing development of the township and the environmental health of this waterway.

Development near waterways is regulated by a number of state and local government policies including the *Water Management Act 2000*. Development within the bed or banks of the river or within 40 metres of a watercourse also requires separate approval from relevant NSW state government agencies to ensure the ongoing protection of these waterbodies.

The LEP contains specific controls regarding riparian land and wetlands as identified within Figure 65. In addition, Clauses 6.6-6.7 of the LEP contains specific matters that Council must consider when assessing an application in proximity to Billabong Creek.

Consideration of these areas will be required in the future rezoning of any land, particularly areas of high hazard flooding (floodways).



Figure 69: Waterways Map – Jerilderie

Bushfire

No lands within and surrounding Jerilderie are identified as being bushfire prone. Notwithstanding, the NSW RFS document titled *Planning for Bushfire Protection Guidelines 2019* now provides a broader definition of grassland than previous versions with any undeveloped land now considered to be 'grassland vegetation'.

Consequently, further development of land shall have regard to the broader grassland bushfire hazard. Where necessary, any future subdivisions shall incorporate relevant bushfire provision measures such as Asset Protection Zones, whilst the construction of new buildings shall achieve relevant Bushfire Attack Level (BAL) ratings in accordance with PBP.

Non-Aboriginal Heritage

The Jerilderie Township includes a number of identified non-Aboriginal heritage items, including the former Jerilderie Rail Station Group, which is identified as a State Heritage item.

A section of the Jerilderie Main Street is classified as a Heritage Conservation Area and the town also has several identified archaeological sites, including the site of the former Park Homestead, Police Stables and The Willows.

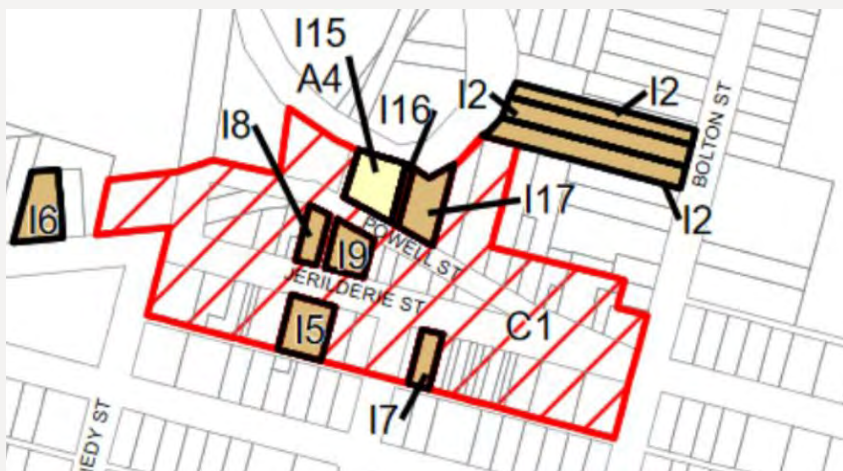


Figure 70: Heritage Map - Jerilderie

A Heritage Review Inventory Report has been prepared by Noel Thomson Architecture in support of the Land Use Plan. The purpose of this report was to review the current heritage listings and recommend any deletions and/or additions to this list.

The report recommends the inclusion of a number of new items of environmental heritage including:

- CWA Building, 10 Bolton Street, Jerilderie
- Murrumbidgee Council Offices, 35 Jerilderie Street, Jerilderie
- Jerilderie Civic Hall, 33 Jerilderie Street, Jerilderie
- Jerilderie Post Office (former), 6 Jerilderie Street, Jerilderie
- Jerilderie Cenotaph/War Memorial, Jerilderie Street, Jerilderie
- House, 9 Coreen Street, Jerilderie
- House, 19 Coreen Street, Jerilderie
- House, 65 Nowranie Street, Jerilderie
- House, 39 Mahonga Street, Jerilderie
- House, 86 Mahonga Street, Jerilderie
- House, 92 Mahonga Street, Jerilderie
- House, 76 Jerilderie Street, Jerilderie
- House, former doctors practice, 94 Jerilderie Street
- Wunnamurra Homestead Complex, 2797 Berrigan Road, Jerilderie
- Booroobanilly Church and School, Booroobanilly Road, via Jerilderie
- Jerilderie Rock Weir, Billabong Creek, Jerilderie
- Coonong Weir, Colombo Creek, Jerilderie
- Algdgerie Wier, Billabong Creek, Jerilderie
- Cocketgedong Weir, Colombo Creek, Jerilderie

It is also recommended that the heritage mapping contained within the LEP be amended to better reflect the actual location of identified heritage items. For example, the Park Homestead Site and Monash Park Grandstand.

Concern has also been raised in relation to the listing of the main street as a Heritage Conservation Area following the completion of a number of street improvement works, as well as the construction of several new buildings within this precinct.

The Heritage Review Inventory Report has assessed this area and reaffirmed its significance as outlined below:

Jerilderie Street (Newell Hwy) is the main commercial street for Jerilderie. It has an eclectic collection of building types and this includes some housing. There are a variety of architectural styles ranging from the 1860's and up to the 1980's. The building types, styles and scale reflect the changes to the region over the preceding 140 years.

...Jerilderie Street is composed of commercial buildings and these are interspersed with residential buildings with small gardens which demonstrates the economic development of the town from the late nineteenth through to mid twentieth century... The Jerilderie Street and Powell Street area comprises many buildings that have local historic significance for the manner which is illustrative of the late 19th and early 20th century economic development, the businesses/buildings include; Jerilderie Hotel, Supermarket, Newsagency, Post Office, Café, Bakery, Café/Take-Away, Lolly Shop, Old & Motor Services, Computer, Old Traders building, Windmill and Houses in Powell Street.

For these reasons, it is recommended that the existing heritage conservation area be retained.

Lastly, it is also recommended that the current heritage controls contained within the DCP be reviewed and updated.

See Heritage Review Inventory Report prepared by Noel Thomson Architecture for further details.

Aboriginal Heritage

Four sites have been recorded within five kilometres of Jerilderie, all on the AHIMS database. Three are culturally-modified trees and a stone artefact site comprise the previously-recorded sites. The nearest of these is approximately 2.5 kilometres from the main township area. No other Aboriginal heritage sites were recorded on a searched database.

This may be a function of the low numbers and scale of existing heritage assessments. The proximity of the town to reliable water indicates that unrecorded heritage sites are very likely where historical disturbances are low. Land adjoining Billabong Creek has moderate to high levels of existing disturbances which reduces heritage potential. However, there are pockets of relatively undisturbed land that have high archaeological potential.

The archaeological context indicates a strong association between evidence of Aboriginal occupation and reliable water sources. More specifically, sites are more likely near the junctions of major waterways with other waterways. There is also an increased likelihood of sites near ephemeral water courses such as Billabong and Algdudgerie creeks.

Accordingly, development should seek to limit the impacts on Aboriginal heritage and where necessary be supported by a due diligence or Aboriginal cultural heritage assessment to ensure the ongoing protection of these heritage assets, which contribute to the social and cultural values of the town.

For further details regarding Aboriginal Cultural Heritage, see the Aboriginal Cultural Heritage Review report prepared by AREA Environmental and Heritage Consultants.

Land Use Conflicts

As outlined within Section 2.2.7, land use conflicts arise when incompatible land uses are situated in close proximity to each other. Land use conflicts may impact on the amenity of sensitive land uses, the efficient use of productive land, or environmental and landscape values.

An assessment of land use conflicts for Jerilderie has been undertaken consistent with the NSW Department of Primary Industry's Land Use Conflict Risk Assessment (LUCRA) guidelines. There are four key steps involved in undertaking a LUCRA and these include:

1. Gather information about proposed land use changes and associated activities.
2. Evaluate the risk level of each activity.
3. Identify risk reduction management strategies
4. Record LUCRA results.

Key potential land use conflicts contained within Jerilderie include:

1. Sewerage treatment plant
2. Industrial land
3. Aerodrome
4. Waste Management Centre

Other land use conflicts that are specific to Jerilderie that need to be considered include:

5. Bushfire risks on development that adjoins heavily vegetated areas or open grasslands.
6. Flooding impacts on development from adjoining rivers and waterways.
7. Amenity impacts such as noise adjoining key transport corridors (road, rail).

Careful consideration will be required when planning future land uses to ensure that they will not result in conflicts between land uses.

A plan showing these potential land use conflicts is provided in Figure 71.

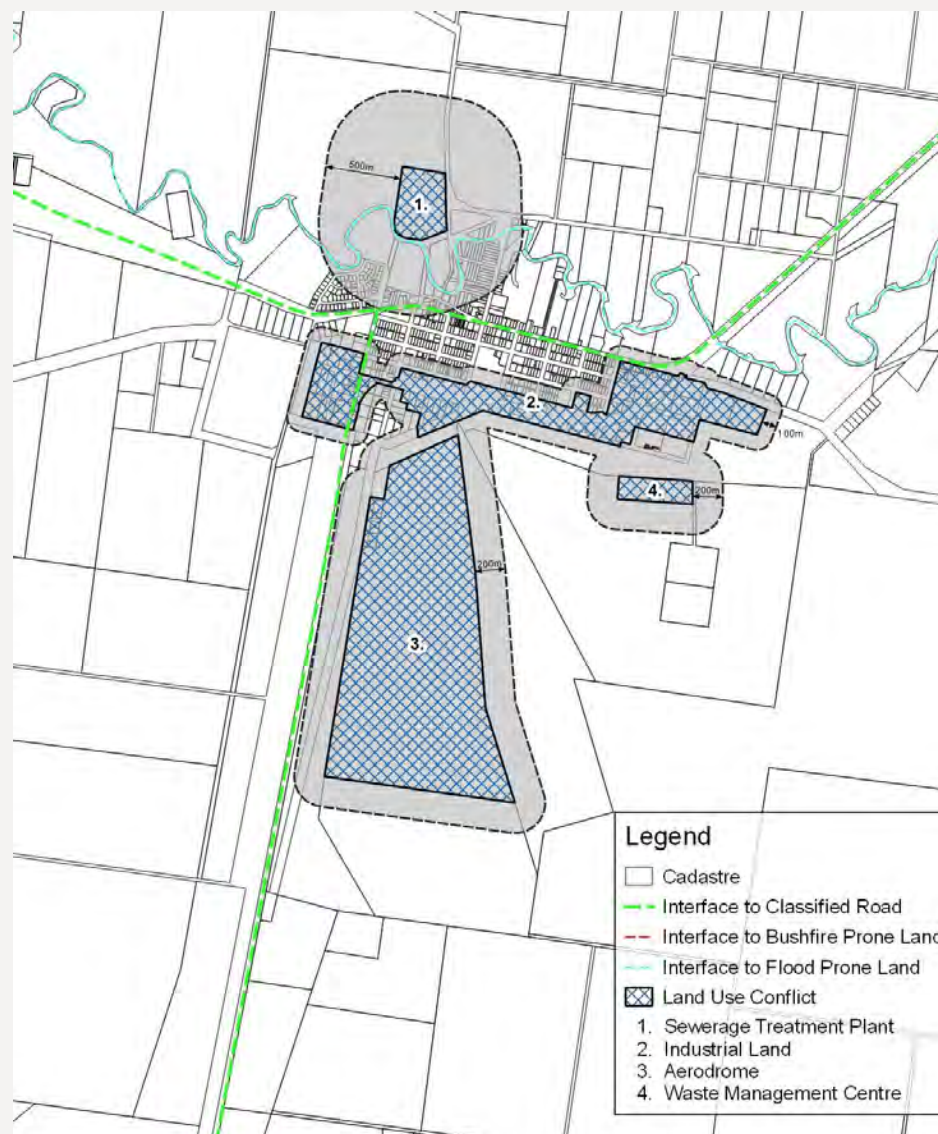


Figure 71: Land Use Conflict Map – Jerilderie

Crown Lands

The township of Jerilderie contains large tracts of Crown Land Reserves held in public ownership. Council is the manager of some of this land, whilst other portions are subject to lease or licence agreements.

Some of this land has been developed and used for open space and recreation purposes such as the racecourse, Monash Park and Golf Course, whilst the remainder of this land remains undeveloped. A proportion of this land adjoins Billabong Creek and is subject to flooding.

The public ownership status of this land is therefore placing a constraint on development in the absence of the land being devolved to Council.

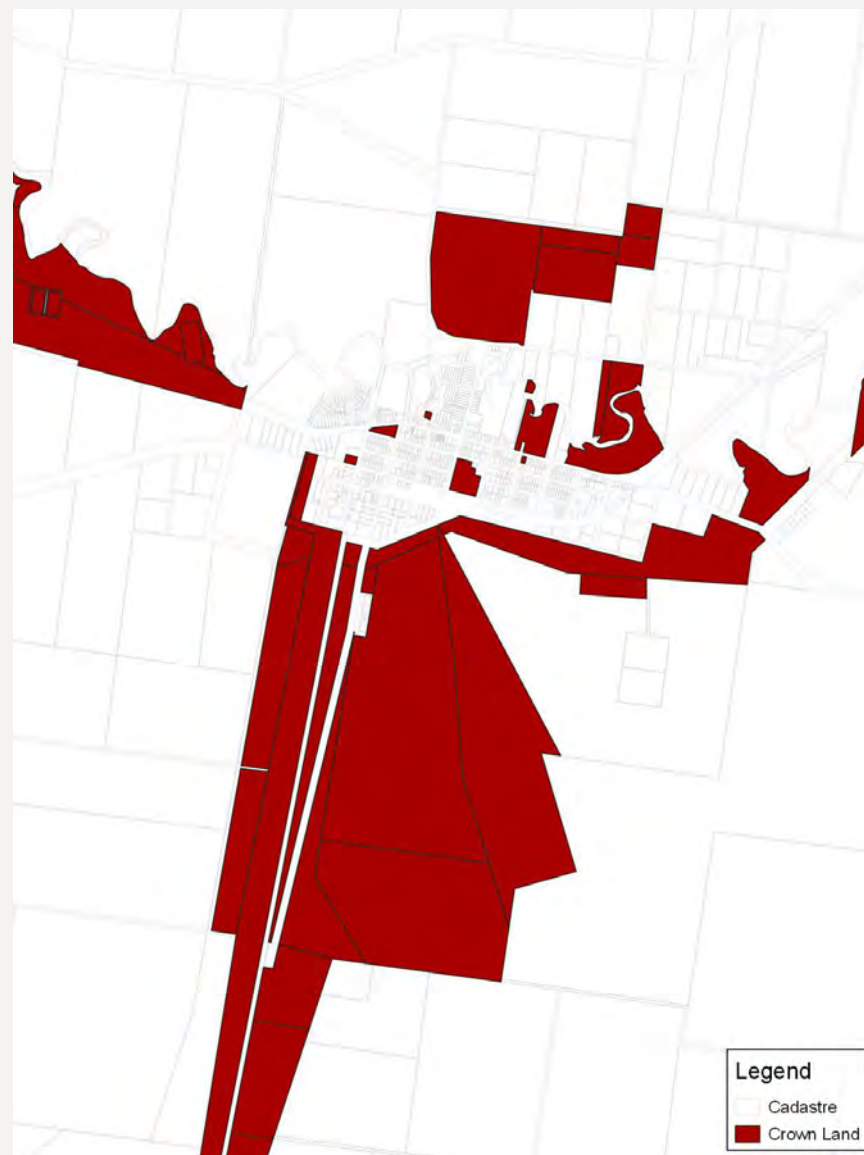


Figure 72: Crown Lands Map – Jerilderie

Summary of Constraints and Opportunities

To help assist identifying potential candidate sites for rezoning and/or redevelopment, consideration has been given to the environmental constraints and opportunities as outlined within this Section.

A plan showing the combined constraints and opportunities for Jerilderie is provided in Figure 73.

The features have informed the proposed zoning recommendations outlined in Section 3.3.5.

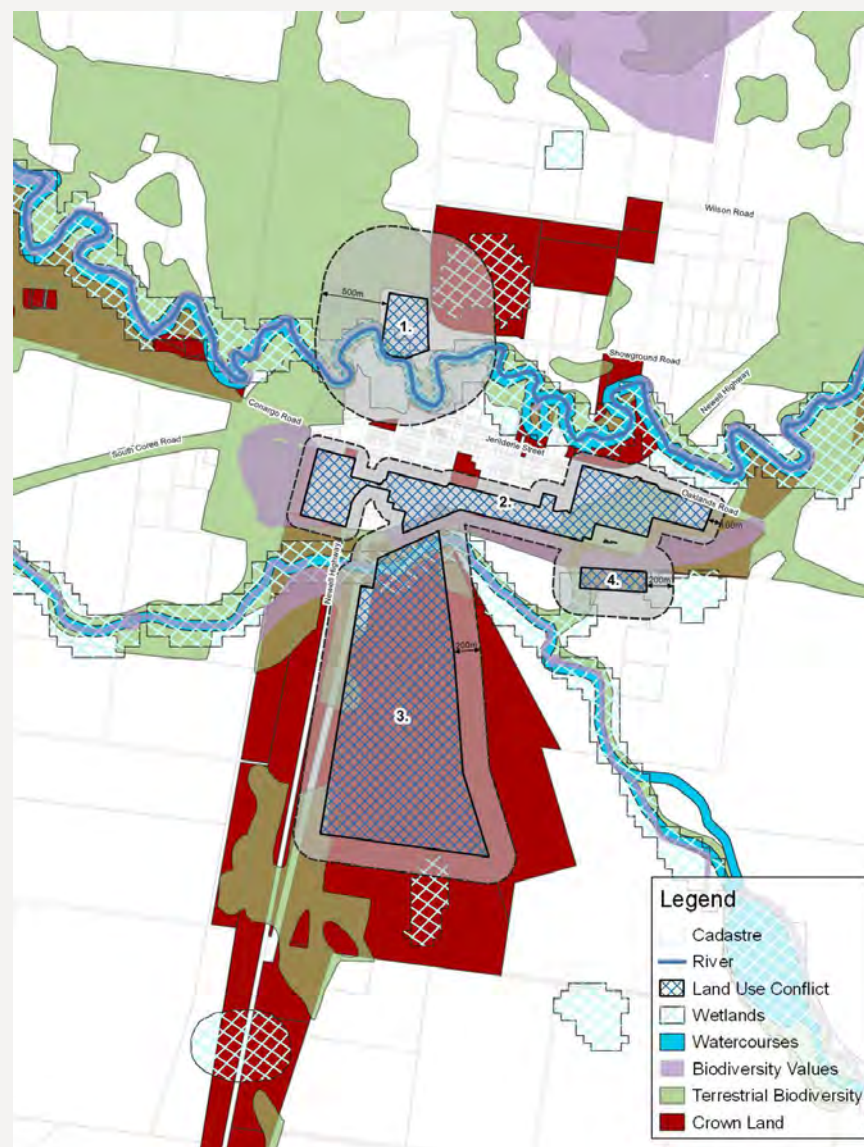


Figure 73: Combined Constraints and Opportunities Map – Jerilderie

3.3.4. Infrastructure

Council in association with the NSW Public Works Advisory is in the process of preparing an Issues Paper to the IWCMS, which will identify current and future capacity issues and upgrade requirements.

The outcomes of this Paper will inform further recommendations to the IWCMS and the conclusions of this Issues Paper as they relate to Jerilderie are discussed below.

Water

Jerilderie's town water supply comes from Billabong Creek, where it is filtered and chlorinated via a chemical mixing/flocculation tank and cleaned via a sedimentation tank and sand filter at the water filtration plant.

Minor repairs have been carried out to the water main network in 2017-18 and ongoing upgrading and replacement of Jerilderie's older raw water mains with PVC pipe will continue into the future.

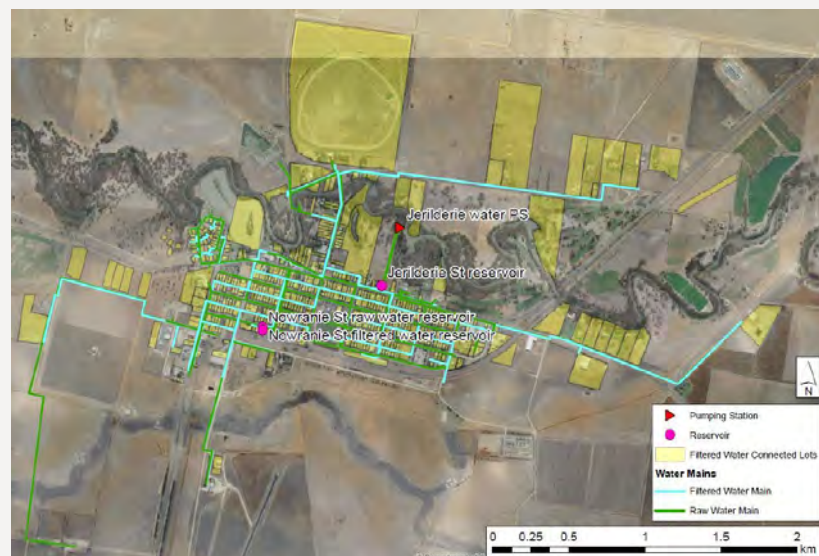


Figure 74: Water Reticulation Network – Jerilderie

Jerilderie has a 500 megalitre per annum high security water license for extraction from the Billabong Creek, whilst the town lake has a 100 megalitre per annum general security licence for extraction from the Billabong Creek. Whilst these licenses provide water supply for the township, they are susceptible to climatic conditions. During periods of drought, water may need to be supplied from alternative sources.

The IWCMS Issues Paper identifies the following capacity issues in terms of water supply in Jerilderie. These items will need to be addressed so as to achieve projected future population growth.

Based on this analysis projected residential development can be achieved subject to augmentations of the existing water network. It is also recommended that as part of a broader strategy that council investigate and reduce current water losses to ensure that service capacity is not unnecessarily reduced.

Table 38: Water Supply Upgrade requirements – Jerilderie

This table has been removed from the public exhibition version pending the finalisation of the IWCMS.

Sewerage

The Jerilderie sewerage treatment works is located on the northern side of the town adjacent to the racetrack and operates with holding and evaporation ponds.

This facility is protected and zoned SP2 Infrastructure and is subject to an EPA licence. Council is also licensed to provide wastewater from the Jerilderie sewerage treatment plant to the adjacent Racecourse to help maintain its turf track.

Council has received no recent complaints in regard to this facility and it has continued to operate without issue.

The IWCMS Issues Paper identifies the following capacity issues in terms of sewerage supply in Jerilderie. These items will need to be addressed so as to achieve projected future population growth.

Table 39: Sewerage Supply Upgrade requirements – Jerilderie

This table has been removed from the public exhibition version pending the finalisation of the IWCMS.

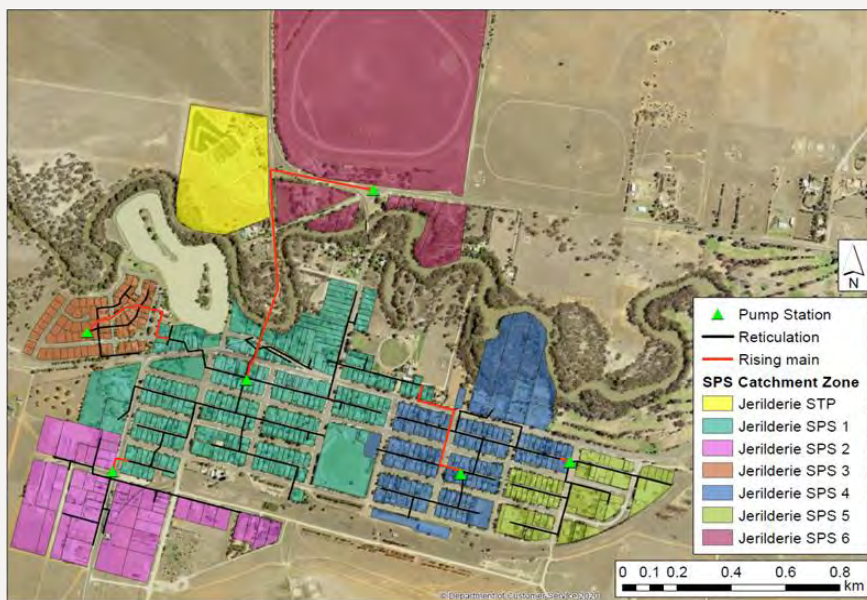


Figure 75: Jerilderie sewage system
(Source: Draft Integrated Water Cycle Management Strategy)

Transport

Jerilderie is the main inland route linking Melbourne and Brisbane; and the shortest route from Adelaide to Sydney. It is the start of The Kidman Way, a 644 kilometre stretch of road where caravaners and campers can Backtrack to the Outback.

The Newell Highway passes through the main street of Jerilderie (Jerilderie Street) and is therefore subject to heavy vehicle traffic including B-Doubles and Road Trains.

Council has undertaken a number of street improvement works to the main street in recent times to improve the visual appearance of this area, as well as to improve pedestrian safety.

Consideration of any new proposals alongside any main roads will require approval from the NSW Roads and Maritime Service.

Other Services

Gas (bottled), electricity and telecommunications infrastructure are available and can be extended to service future development. Drainage infrastructure is also appropriate and should continue to occur via a 'pit and pipe' system.

Similarly, the Jerilderie waste management facility is well separated from nearby sensitive land uses and appropriately zoned special use to ensure its ongoing protection.

3.3.5. Jerilderie Land Use Plan

Recommendations

The Land Use Plan identifies four candidate sites to be rezoned for residential purposes (Figure 76). These parcels of land are described as follows:

- Conargo Road, Jerilderie (Part Lot 80, DP1225744).
- 25-27 Southey Street, Jerilderie (Lots 205 & 206, DP240764).
- 1 Brown Street, Jerilderie (Part Lot 2, DP661986).
- Showgrounds Road/Newell Highway, Jerilderie (Lots 3 & 4, DP831820, Lots 148-151 & 153-155, DP756425 and Lot 2, DP831820).

The recommended rezoning of this land is consistent with the environmental constraints of the land, as well as infrastructure and servicing provision.

The properties represent both infill and greenfield development and are currently zoned IN1 General Industrial and RU1 Primary Production with a minimum lot size of 200 hectares.

More specifically, it is proposed to rezone land on the western side of Jerilderie to RU5 Village with a 600m² minimum lot size. The rezoning of this land represents an expansion of the adjoining Wunnamurra residential estate, which Council is currently developing. Stage 1 of this estate is all sold with a portion of stage 2 now also sold. All infrastructure and services are available to the land and can be extended, however it is recommended that an existing flood back runner be retained within a rural zone. The portion of land proposed to be rezoned has a total area of approximately 13 hectares, which could result in the creation of an additional 86 conventional residential lots.

The Land Use Plan also recommends rezoning 25-27 Southey Street from IN1 General Industrial to RU5 Village with a 600m² minimum lot size. The rezoning of this land is reflective of its current use as it has been developed for independent aged care housing. Consequently, the rezoning of this land will not add additional residential land supply, but rather correct a mapping anomaly.

It is also recommended that the southern portion of 1 Brown Street be rezoned from R5 Large Lot Residential to RU5 Village with a 600m² minimum lot size. The rezoning of this land is reflective of the fact that it is located above the relevant flood height and immediately adjoins existing urban zoned land. This land is approximately 3.5 hectares in size, which could result in the creation of 22 additional lots.

Lastly, it is recommended that an additional area of land to the north of Jerilderie be rezoned from RU1 Primary Production to R5 Large Lot Residential with a 2 hectare minimum lot size. This land is approximately 78 hectares in size, which could result in the creation of 31 additional lots.

In recognition of the additional supply of R5 zoned land proposed by this Plan and to avoid an oversupply of residential zoned land, the Land Use Plan recommends back-zoning approximately 50 hectares of land currently zoned R5 Large Lot Residential bordered between Billabong Creek and Showgrounds Road. This land is located within a floodway and cannot be further developed and NSW flood planning requirements. As a result, the existing level of land supply of large lot residential will increase by approximately 30 hectares.

Based on the land zoning and minimum lot size recommendations, this land has the potential to cater for up to approximately 139 additional residential lots as outlined in Table 41. Based on the current take up rate of 2 dwellings per annum, this equates to a residential land supply of approximately 69 years.

When considering the forecast take-up rate of 3 dwellings per annum, this level of residential land supply is reduced to approximately 46 years.

This level of proposed residential land supply is in addition to the existing supply that is currently available.

The other key land use planning recommendation includes the expansion of industrial land to the south east and south west of the former railway line to ensure an appropriate level of industrial land supply.

These parcels of land are described as follows:

- 1 Coreen Street, Jerilderie (Lots 3 & 4, DP758541).
- Kennedy Street, Jerilderie (Lots 16-19, 45, 97, 99, 102, 129, 130, 152, DP756426)
- 5-7 Kennedy Street, Jerilderie (Lots A & B, DP334550)
- James Street, Jerilderie (Part Lot 203, DP756426)
- 10 Southey Street, Jerilderie (Lot 8, DP917301, Lot 2, DP595132 and Lot 46, DP756426)

This land is strategically located and in some instance already adjoins industrial zoned land or is being used for industrial purposes.

The land is large largely unconstrained from an environmental and servicing perspective and avoids areas of environmental significance or hazards, as well as nearby sensitive land uses that have the potential to create conflicts.

The Land Use Plan recommends rezoning land at the eastern edge of Coonong Street from RU1 Primary Production to IN1 General Industrial. The land has an approximate area of 4 hectares, which has potential to create an additional 8-16 lots based on an average lot size of 2,000m² – 4,000m². This could result in an additional 5-10 years' worth of industrial land supply.

In addition, the Land Use Plan recommends rezoning land to the southeast of town adjacent to Council's waste management centre from RU1 Primary Production to IN1 General Industrial. The land has an approximate area of 31 hectares, which has potential to create an additional 62-124 lots based on an average lot size of 2,000m² – 4,000m². This could result in an additional 41-82 years' worth of industrial land supply.

The other site proposed to be rezoned to IN1 General Industrial is located along Kennedy Street and includes the Council saleyards and other light industrial businesses. This land is approximately 10 hectares in size and is already largely developed. The rezoning of this land for industrial purposes is considered to be reflective of its current use.

Table 40: Jerilderie Existing and Proposed Industrial Land Supply

Summary	Area	Proposed No. of additional lots	Demand	Years Supply
Existing				
IN1 General Industrial	16.5ha	41-82	1.5	27-55
Proposed				
IN1 General Industrial	35ha	70-140	1.5	46-93
Total	51.5ha	103-206	1.5	67-137

In addition, the Plan seeks to correct several zoning anomalies including rezoning the Jerilderie Fire Station and aged care units from industrial to RU5 Village, as well as zoning the northern portion of the Jerilderie Golf Club as recreation.

It is also recommended that the Terrestrial Biodiversity Map be reviewed as it applies to the urban areas of Jerilderie as it currently maps land that is developed or contains no identified significant vegetation. Similarly, it is recommended that the Heritage Map and Schedule 5 of the LEP be reviewed consistent with the recommendations of the Heritage Review.

Table 41: Jerilderie Existing and Proposed Residential Land Supply

Summary		Area	Proposed No. of additional lots	Demand (dwellings p.a.)	Years Supply
Existing Supply					
RU5 Village (600m² +)	DPIE Projection (High Growth)	4ha	25*	1.5	17
	Council Projection (High Growth)	4ha	25*	2.5	10
R5 Large Lot Residential (2ha+)	DPIE Projection (High Growth)	70ha	14**	0.5	28
	Council Projection (High Growth)	70ha	14**	0.5	28
Proposed Supply					
RU5 Village (600m² +)	DPIE Projection (High Growth)	17ha	108	1.5	72
	Council Projection (High Growth)	17ha	108	2.5	43
R5 Large Lot Residential (2ha+)	DPIE Projection (High Growth)	78ha	31	0.5	62
	Council Projection (High Growth)	78ha	31	0.5	62
Total*	DPIE Projection (High Growth)	169ha	178	2 (or 1.84)	89
	Council Projection (High Growth)	169ha	178	3 (or 2.66)	59

* This figure includes vacant developed land, as well as likely estimated brownfill (infill) lots

**This figure accounts for the number of existing holdings and development potential of this land

Key Land Use Planning Considerations

Table 42: Key Land Use Planning Considerations – Jerilderie

Population and Housing:

- J1 Ensure a sufficient supply and range of residential zoned land to cater for expected demand.
- J2 Rezone land to the immediate west of Wunnamurra Estate to RU5 Village with the exception of a small flood runner/back water.
- J3 Rezone land north of Showground Road to R5 Large Lot Residential.
- J4 Rezone RU5 Village zoned located either side of Billabong Creek identified as a floodway to RU1 Primary Production.
- J5 Ensure short-term accommodation developments are appropriately designed and located to minimise impacts on surrounding residents.
- J6 Encourage infill development by exploring incentive strategies.

Community Facilities and Open Space:

- J7 Continue to review community facilities and open space provisions within town, with gaps identified and strategies developed.
- J8 Ensure zoning is flexible to allow for the establishment of community and recreation facilities within central locations that are accessible.
- J9 Rezone the existing Legacy Units and Jerilderie Fire Station located on the western side of Southey Street from IN1 General Industrial to RU5 Village.
- C10 Establish a new public open space area on the western side of town to service the proposed residential development in this area.

Commercial and Retail:

- J11 Retain flexible land use zoning in the main commercial centre to encourage a range of businesses.
- J12 Encourage new commercial development to occur within the main commercial centre of town around Jerilderie Street.
- J13 Introduce new building and planning controls within the DCP that sets minimum design standards for the construction of new buildings or alterations and additions to existing buildings.

Industry:

- J14 Rezone land generally bound by Coonong Street, Kennedy Street and Saleyards Road from RU1 Primary Production to IN1 General Industrial.
- J15 Rezone land generally bound by Coonoong Street and Jerilderie Oaklands Road from RU1 Primary Production to IN1 General Industrial.
- J16 Rezone land west of town from RU1 Primary Production to IN1 General Industrial. Only rezone once demand warrants.

Agriculture:

- J17 Limit residential and rural residential sprawl into established rural areas that has the potential to create land use conflicts and undermine the viability of productive agricultural businesses.

Environment:

- J18 Require development proposals to consider the environmental impacts of vegetation removal in accordance with local and state government legislation.
- J19 Review the Terrestrial Biodiversity Map of the LEP as it relates to the main urban area of Jerilderie to better reflect environmental conditions.
- J20 Adopt the recommendations of the Jerilderie Flood Study including the introduction of a Flood Planning Map for the township.
- J21 Require development proposal to consider impacts on matters of Aboriginal Cultural Heritage in accordance with the recommendations of the Aboriginal Cultural Heritage Review.
- J22 Amend Schedule 5 and the Heritage maps of the LEP consistent with the recommendations of the Heritage Review Inventory Report.
- J23 Locate residential development outside of flood prone areas.
- J24 Prepare a Bushfire Prone Land map in association with the NSW RFS.
- J25 Require new development proposals to consider the provisions of Planning for Bushfire Protection Guidelines 2019.

Infrastructure:

- J24 Finalise and adopt the recommended actions of the Integrated Water Cycle Management Strategy.
- J25 Ensure that new developments make an appropriate contribution towards the provision or augmentation of infrastructure consistent with Council's adopted Infrastructure Contributions Plans.
- J26 Ensure that development occurs in a staged and logical sequence to minimise pressures on infrastructure.

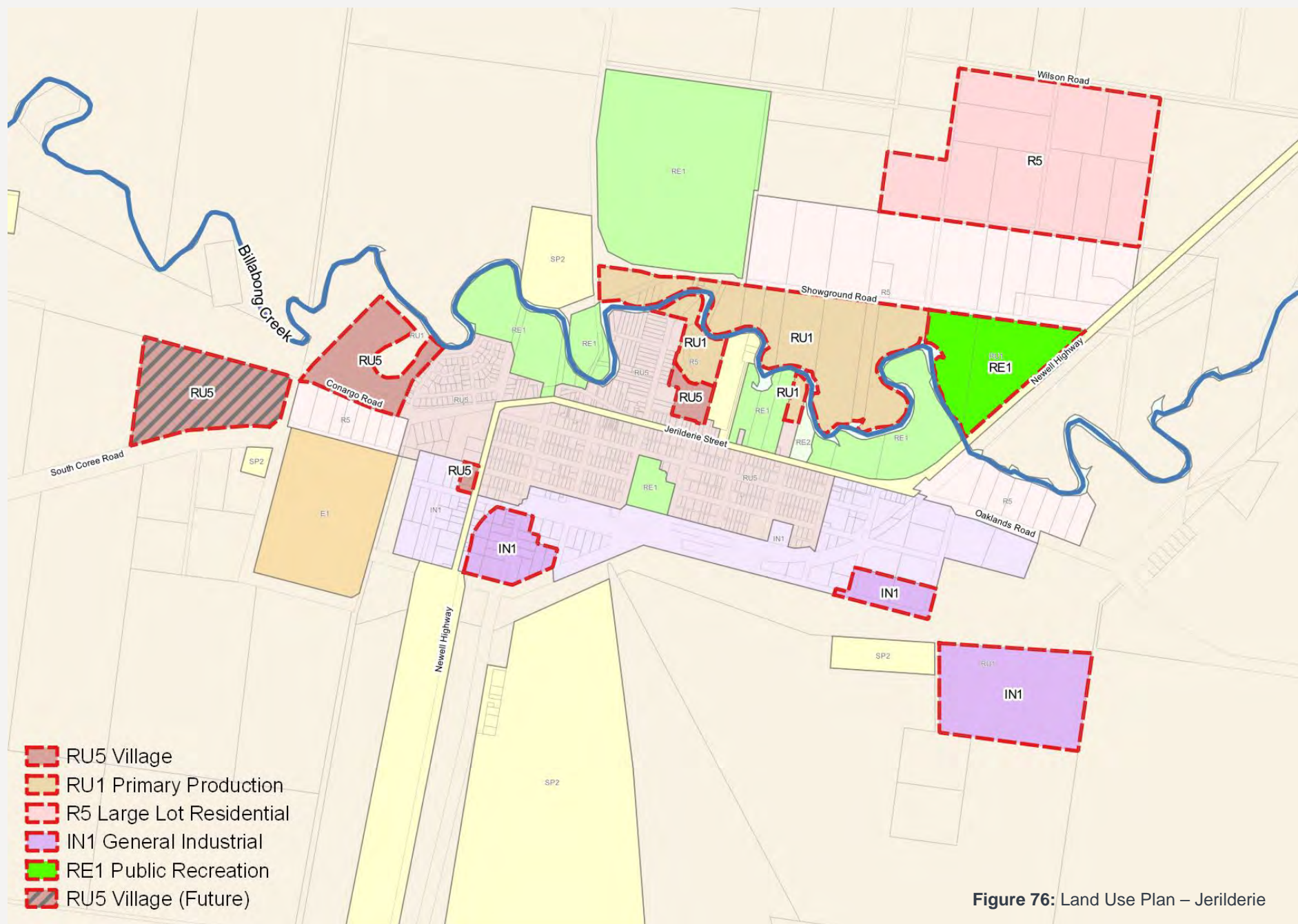


Figure 76: Land Use Plan – Jerilderie

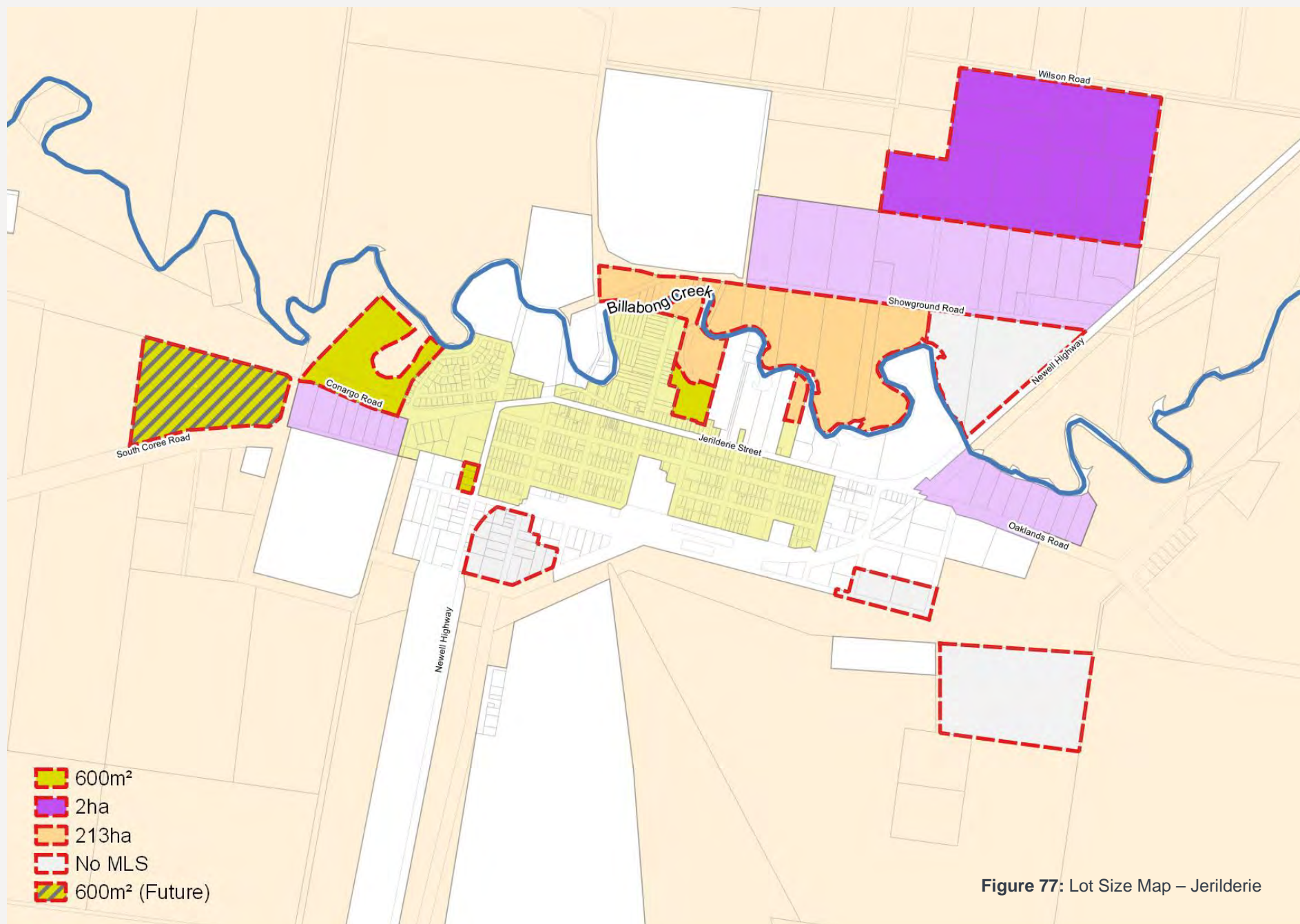


Figure 77: Lot Size Map – Jerilderie