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The Hon Robert Stokes
Minister for Planning
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Dear Minister

CENTRAL WEST/ORANA REGIONAL PLAN – LACHLAN SHIRE COUNCIL SUBMISSION

Council thanks the Department for the opportunity to make a submission in relation to this very important plan. Further, Council would like to acknowledge the work of the Department's Western Region plan, and in particular the work of Azaria Dobson, in the development of the plan. It is to be commended.

Council's comments are as follows.

- The plan is heavily weighted toward the regional cities of Dubbo, Bathurst and Orange. These centres are already growing and more emphasis should be put toward sustaining and growing other LGAs such as the Lachlan Shire and its towns which are significant contributors to regional and state GDPs. The plan does very little in this regard.
- The Lake at Lake Cargelligo is not featured on any of the maps and it is a major inland water feature. Has infrastructure and tourism benefits and is of regional significance.
- The hierarchy of health services needs to be addressed in mapping – only regional hospitals are shown. It needs to be clear that places like Condobolin, Lake Cargelligo and Tottenham have hospitals/health services. This is an important factor for people considering investing in these areas and if this plan is relied upon by such people, it gives the impression that there are no health services outside of regional hospitals.
- Mapping needs to better show regional transport links. For example, in figure 1 it appears that there is no road to Tottenham from Bogan Gate. Lachlan Shire has a blanket approval in place for b-doubles which has been done to bolster productivity at the expense of our vast road network and associated budgets.
- Mapping, as well as Appendix A, needs to better articulate the hierarchy of towns. It needs to adequately differentiate between towns and villages. Condobolin with a population in excess of 3500 people and Lake Cargelligo with a population of more than 1000 people are thriving towns that provide a vast array of services to their communities and their wider catchment. They should not be placed in the same category as villages with only a few hundred people.
- In Action 2.1.2 (and Figure 9) it is of critical importance that road and rail 'pinch points' outside of the subject region are identified e.g. the plan is silent on the Bells Line Expressway.

- The Golden Highway Corridor seems to be given great significant in Figure 9. As a linkage to the coast, from much of the Central West region, it is not as significant at the Great Western Highway and the Bells Line.
- The irrigation area shown in Figure 4 needs to be altered to make it accurate. It is more vast than it ought to be.
- Figure 4 should show the Solar Thermal Plant that exists in Lake Cargelligo.
- Consideration should be given to mentioning the Fifield Scandium Project in Goal 1. More information can be found here: <http://www.cleanteq.com/metals/syerston-scandium-project/>.
- Consideration should be given to showing actual operating mines in Figure 15.
- The plan is virtually silent on the topic of waste and this needs attention. Inadequate waste services are an impediment to growth and development.
- The Lachlan Shire is a significant contributor to the regions GDP with significant outputs in the areas of cereal production, wool, lamb and beef. Figure 12 does not illustrate this.
- In Action 4.1.1 the NSW Government should look beyond simply working with Dubbo, Bathurst and Orange City Councils in the development or the regional cities strategy. These cities provide services for a vast area and Councils whose communities benefit from these services could provide significant input into the development of this strategy.
- In Action 4.3.2, housing for aged people is something that needs considerable work in the coming years from a regional perspective.
- In relation to 4.3.4, principles for rural residential development consideration should be given to reducing the MLS for R5 Large Lot Residential. It is understood that this 2ha minimum came about for disposal of effluent reasons but technology in this area has come a long way and a 1ha minimum would be more appropriate in most cases. This would allow towns like Condobolin to provide more Large Lot Residential housing stock, for which there is a demand, without further fragmenting agricultural land.
- A major concern Council has with the plan is how it will be implemented. There are a huge number of Actions and a clear direction on who is going to deliver these actions as well as when and how they should be incorporated into the plan.

While Council applauds the development of the plan in principal, it is disappointed that the plan does not do much for the region outside of Dubbo, Bathurst and Orange. LGAs such as Lachlan are significant contributors to GDP and more should be done to support and sustain LGAs such as ours.

Should you wish to discuss this submission further, please contact Council's Director Environment and Planning, Mr Andrew Johns, or General Manager Robert Hunt on 68 95 1900.

Yours sincerely



Andrew Johns

DIRECTOR ENVIRONMENT AND PLANNING