

PROJECT BRIEF 2.

NORTH COAST URBAN PLANNING STRATEGY, ALTERNATIVE FORMS OF RURAL RESIDENTIAL DEVELOPMENT (Excludes Ma)

1. BACKGROUND

The first stage of the North Coast Urban Planning Strategy involved preparation of "North Coast Region: Prelude to a Strategy - Discussion Paper" which, in part, investigated settlement trends on the North Coast. The Discussion Paper indicated that a relatively large proportion of settlement on the North Coast has been occurring in rural areas.

As a result the Department held a seminar in Grafton in February, 1992 to address some of the impacts of this essentially urban development in rural areas and to assess some of the additional costs which could be incurred as a result. The findings of the seminar have been incorporated in the Rural Housing Report for the North Coast Urban Planning Strategy which in turn recommends that further work be carried out in this regard. The papers from the seminar will be made available to the consultant.

2. INTRODUCTION

Rural residential development on the North Coast has resulted in various settlement forms. One extreme is the dispersed single dwellings located throughout the rural hinterland; in other areas large rural residential estates or smaller group clusters have been developed. More recent developments have been located closer to service centres but previous planning controls allowed rural subdivision in any location throughout a local government area. The result is a dispersed, ad hoc settlement pattern.

The Rural Housing Report concludes that current forms of rural residential development are not sustainable in the longer term from an environmental, economic and social needs viewpoint. As a result the draft North Coast Urban Planning Strategy recommends that a study be carried out to identify and assess alternative forms of rural residential development which will address the environmental issues raised.

3. STUDY AREA

The study area is to be the North Coast Region of the Department. However, it is expected that the results of the study may have wider application within the State.

4. PURPOSE OF PROJECT

The consultant is to provide the Department with additional information on existing and potential forms of rural residential development, particularly in the context of the environmental considerations raised in the Rural Housing Report.

This information is to be used by councils in their formulation of rural residential strategies and in their consideration of applications for rural residential development. It will also be used by developers and by the Department in its review of policy for rural housing.

5. OBJECTIVES

The study outcome is proposed to be a series of concepts and analyses of alternative, innovative forms of rural residential development, which address environmental and social issues raised in the rural housing report. It will include consideration of appropriate management technique(s) for on site effluent disposal/re-use systems.

6. METHOD OF CARRYING OUT THE PROJECT

Initially the consultant is to:

- (i) review literature in consultation with the Department on rural residential settlement;
- (ii) consider the issues raised in the Department's "Rural Housing Report" and other information supplied by the Department; and
- (iii) carry out the appropriate consultations with councils and other agencies nominated by the Department to a maximum of 12 consultations.

This will enable existing forms of rural residential development to be evaluated in terms of their environmental impacts.

In evaluating suitable alternative forms of rural settlement the consultant should, specifically:

- (i) identify and evaluate (in terms of environmental suitability) a range of options for rural settlement which incorporates creative and innovative solutions for the issues identified, including an evaluation of the use of community titles legislation to provide alternatives;
- (ii) consider ways in which adequate management and maintenance of effluent disposal/re-use systems can be carried out under current or proposed legislation, including the option of payment of a fee to local government, or its contractor, to carry out monitoring and maintenance;
- (iii) examine appropriate performance criteria including lot sizes and land tenure, having regard to the conflicts of conservation needs and wastewater disposal.

The consultant will illustrate the findings appropriately.

7. AVAILABLE INFORMATION

A number of reports will be made available by the Department including:

- (i) Department of Planning, 1993, Rural Housing Report for North Coast Urban Planning Strategy; and
- (ii) Papers presented to the Rural Housing seminar (February, 1992).

Other background information is held in the Northern Regions office of the Department of Planning.

8. LIAISON REQUIRED

The consultant will be required to consult with nominated councils, a nominee from each of the North Coast Environment Council and the North Coast Rural Producers Consultative Committee, and representatives from key Government Departments such as the Department of Health and NSW Agriculture on the North Coast.

Within the budget the consultant should be available for three meetings with the project director in Grafton, i.e. one prior to commencement of the project, one prior to submission of a draft report and one prior to completion of final report.

9. TIMING AND REPORTING

The consultant will be required to finalise at the outset the work program which was outlined at the time of tendering for the project. A draft report should be submitted for the project manager's endorsement within two months of the start date and a final report within one month of the Regional Manager's endorsement of the draft.

The project should begin by 1st September, 1993 and be subject to the work program outlined above or that prepared by the consultant and agreed to by the Department.

10. CONSULTANT TEAM

The consultant is to specify the principle of the firm responsible for supervision of the project, the project manager and other staff to be involved and the responsibilities of each.

Details of relevant experience of all team members is required.

11. PRODUCT

The report will include:

- (i) a brief literature review;
- (ii) an evaluation of existing and potential rural residential forms in terms of their environmental impacts;
- (iii) recommendations for management of on site effluent disposal systems; and
- (iv) recommendations with illustrations of a range of alternative rural residential options.

The final report which is intended to be published by the Department should be in a format which conforms to the Department's publication guidelines (see attached).

Within the budget three copies of the final report must be provided by the consultant together with a copy of the computer disk (IBM compatible).

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MO Brief 1

Let to Craft 23/11/93 re
'model' for S. 25 Barmita
+ Brief 2.

① MO Brief 1 (he has Brief 2 & 3)

② L Council Report 6.11.93 (E)

③ Precinct Map (Zones)

④ " Sunways at altitude of 2000

⑤ S. 94 News paper

⑥ Precinct area criteria:

⑦ History of Precinct paper

Ref. made to T.C. Precinct being
only know rural Precinct - Area

Further material sent

17. 4. 98. • Precinct topo map. ✓

• Simplified map ✓

• Criteria ✓

• Channel density ~~from~~ ✓

• " " Summary of results ✓

• " " 2020 survey/analysis Results ✓

150 Patricia St

Byron Bay

2480

19-11-73

Peter,

I enclose herewith copies of relevant "objections" to Lismore Council's recent public exhibition of their preferred option no 110, viz to continue to use the SEP/15 rather than expanding their LEP and to introduce a. 110-DEP. This is to be based on the DEP draft by the RRTF a copy of which is in the original Council Discussion paper sent to you. I draw to your attention the nature of the

objections raised in this material as being possibly similar to the type of objections that may be raised in connection with any new strategic planning proposals for development in rural areas.

It may also be useful to clarify potential "loopholes" also. I enclose survey results re the Channon District Committee. This, together with the maps I have already sent you, I hope will give you some overview of the rural

Prerogative The Committee is formed of 11 people chosen at random from clear sub sections of the Prerogative area. They serve for a 12-18 months. Where surveys/surveys are not conducted in a 100% of the Prerogative Community, these also are chosen at random within each sub region on the basis of equal gender representation.

As this is the first and only Prerogative in Australia, to the best of our knowledge, Prerogative needs to be exercised in using it as a model. Other circumstances may result in other Prerogatives being appropriate in such situation.

I hope all of this is of some help to you. As discussed I would appreciate a copy of material to be sent to S. 22 and any subsequent draft of your proposal.

Kind Regards

Unit 1, 50 Paterson Street,
Byron Bay, 2481
(066) 858 648 2.11.93

Sustainable Futures Planning and Design,
209 River Street,
Maclean, NSW 2463

Dear Peter,

In connection with your brief I draw to your attention the following, in case they may not already have been considered.

1. The DOP "Guidelines for Siting Rural Dwelling in Coastal Areas." Technical Bulletin 11, 1978.

If you are not familiar with this bulletin it contains many good illustrations and sound design principles. While the title uses the term "Coastal", these principles in my view apply equally to any rural area (including MO).

It would seem to me pointless to attempt to duplicate material in this publication.

2. The DOP "Rural Land Manual" 1981. If you get to propose major changes I suggest that you draw the Dept's attention to where it adopted, changes will need to be made in this publication and any others, eg the REP.

3. "Sustainable Community Settlement Society", Paul Goldstone and Peter Cock, Legal and Registry Division, Ministry of Housing, Box 1670N, Melbourne, 3001. 1984

This publication contains concept diagrams for sustainable community development and a Hamlet concept within the community.

It also includes some comparative cost tables on land and buildings costs components on communities versus Village/town development.

I am assuming that at some point you will be considering the relative costs of the various "alternatives" that you are proposing. While detailed costing (particular the infrastructure costs) may fall outside your brief, it seems appropriate to me to flag this for the Dept's attention.

4. DOP "Development of a Model for Estimating the Demand for Land for Rural Residential Subdivision" 1985. By Wellings Smith and Byrnes.

This contains a one paragraph acknowledgement of MO?

No doubt you already have this publication. I would personally be interested in any evaluation you have of this work, including the extent to which history supports the projections made at that time and, the extent to which this model may have failed to flag the run-away situation of Rural-Res development in some council areas, since that time and if this is the case, what steps may be taken to ensure that it does not happen again.

We have made contact with Chris Murray and Rob Purdon and hope to meet them before long.

Kind regards,

5/11/93 John Webber Capt 274-316

Peter seeing Bob Smith today.

Peter has had talks with Jap.

The direction of their brief has changed several times in the last week.

1-11-93 Peter spent some 3 days with Robyn

Pete Cumming w/s B/Bay

Jennifer Sullivan DOP 420629

John Finlay DOP 420648

Graham Weirke. 250565

Jeff Champion his + Diet Rate United Ratepayers
298332

Transferable Development Rights pushed hard
by Peter.

I advised Pete of Endemic Tourism! Concept

18/10/93
Dawn Hart.

no word or no brief

No word on if no mail in evidence
of it ^{brief}, but proceeding as
though it is a
very cursory 'prelim' report.
High Knight at Eunos
app.

1/13 Geoff put in for no brief

Dr. Peter Cook (nutritionist
into composting toilets
at Binda - 534511

21-9-93

Brief 2

Re the concept of "end use" as a strategic plan.

eg Tonia C. valley

Look at land type, form, slope etc
eg not a major frame of area but
pockets may be developed to advantage.

Past practice has often been to put in
a private drive through the subdiv.
paddocks! This should be stopped
at the outset by a previously
defined threshold pop/use plan.

NB 'end use' \equiv 'carrying capacity'
 \equiv ESD
 \equiv Environmental capacity

C. 40 ha \rightarrow 2 x 20 ha \rightarrow 4 x 10 ha.
'sequential subdiv.'

*P. Hamlin
File -
(Copy sent to
Cumming)*

North Coast Urban Planning Strategy

Alternative Forms of Rural Residential Development

Survey

Sustainable Futures Planning & Design

209 River Street
Maclean NSW 2463

Ph: (066) 476463 Fax: (066) 476288
(066) 461227

20 Yamba Street
Yamba NSW 2464

Survey & Workshops - North Coast Urban Planning Strategy Alternative Forms of Rural Residential Development

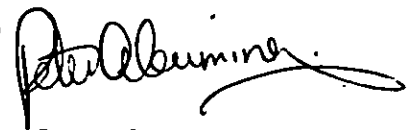
You are invited to attend a series of workshops to help guide and inspire the Consultant team *Sustainable Futures Planning & Design* to achieve a series of concepts and analyses of alternative innovative forms of rural residential development, which address environmental and social issues raised in the North Coast Housing Report. This includes consideration of appropriate management techniques for on site effluent disposal and reuse systems.

It is proposed to hold two rounds of workshops during the period of the Planning Brief which is to be completed by the end of November 1993. The first round is to be held on the 6th & 8th of October at Urunga and Byron Bay respectively. (See attached letter from the Department of Planning). This workshop will delve further into the main issues identified from earlier work carried out as part of the CUPS process with the Department of Planning. Importantly most of the workshop time is proposed to be spent exploring options and ideas for the future. We hope it will be a creative and interesting process. The second workshop period will be near the end of the Brief when we have prepared a draft report and you will be invited to review the ideas and concepts that we have collectively developed with your input.

The attached survey is an important part of gathering background and developing a platform to move into future options. We are keen to involve you and your experience, so that the results of the Brief reflect the broad range of situations occurring on the North Coast. We hope to be able to encourage sharing of ideas and options between Councils, government agencies and the community. The Survey may also be a chance for you to "gather your thoughts" about this planning issue, reflect on what has taken place, and assist you in focusing on the future in your area.

We are all busy and its not easy to find time to fill in questionnaires. We encourage you to complete what you can prior to the first workshop. Some time will be set aside at the workshop to complete sections of the Survey. We propose to collect them at the workshop, combining the survey and workshop results in the next stage of reviewing existing situations and developing future options. If you do not or cannot find the time to complete the survey or parts of it, that's O.K. We will work with what we are given.

Parts of the Survey are focused towards local planning and Councils in particular, however if you are from a government agency or community based organisation we encourage you to complete relevant sections and if you wish, make comment on other sections from your perspective. We also welcome your comments and any other information on subject matter you feel we may have omitted. Thank you very much for your interest and time. We appreciate it and hope we can help you in return. Look forward to working with you. On behalf of the planning team,



Peter Cumming

Survey Form

North Coast Urban Planning Strategy Alternative Forms of Rural Residential Development

Introduction:

Rural residential development on the North Coast has resulted in various settlement forms. One extreme is the dispersed single dwellings located throughout the rural hinterland; in other areas large rural residential estates or smaller group clusters have been developed. More recent developments have been located closer to service centres but previous planning controls allowed rural subdivision in any location throughout a local government area. The result is a dispersed ad hoc settlement pattern.

The Rural Housing Report concludes that current forms of rural residential development are not sustainable in the longer term from an environmental, economic and social needs viewpoint. As a result the draft North Coast Urban Planning Strategy recommends that a study be carried out to identify and assess alternative forms of rural residential development which will address the environmental issues raised.

The Consultant's Objectives:

1. To identify & assess alternative forms of rural residential development which will address the environmental & social issues raised.
2. To provide the Department of Planning with additional information on the existing and potential forms of rural residential development particularly in the context of the environmental considerations raised in the Rural Housing Report. This information will be used by Councils to help formulate rural residential strategies. It will also be used by developers and the Department in review of its Policies.
3. To investigate & determine the appropriate management techniques for onsite effluent disposal / reuse systems.

Our collective work with your help will assist Councils, Government and service authorities, and the wider community to address the issues raised in the studies and from general experience. The survey results and the planning workshops should provide a foundation to choose a direction for the future and appropriate forms of development that achieve our vision for the region and local areas. We hope the survey is an opportunity for you to focus on the results of planning to date and consider the next steps in regard to rural residential development on the North Coast.

THE SURVEY

Part A:

Name of Person/People completing the Survey:

Position in your organisation:

Sec - PH Review Collective

Are they also attending the planning workshop?:

If not, name of the Workshop Participant please:

Position in your organisation:

Contact No. (Phone/Fax) for:

Person completing the Survey:

dito

Workshop participant:

dito

discuss
own ideas - not for Council

Part B:

General Questions

There are a range of perceptions of what rural residential development is, both in the eyes of planning authorities and the public.

1 (a) What is your definition of rural residential development?

*Res dev at a scale below the smallest planning unit
eg village*

(b) Do you have a definition used in statutory plans or other planning strategies etc. Is it the same as your definition? If not please indicate below or as an attachment.

NB Gov Com is not confined to 1 Council - Mostly dev Cent covers a handful of 10 Councils

(c) Does your organisation's definition include:

☒ residential type settlement (in rural areas)

☒ hobby farms

☒ rural retreats

☒ cluster developments *below village status*

☒ multiple occupancy

☐ Others? Please specify... *Formers, Workers Dwellings, Occasional Lets
small holiday (ex eg road alligations)
Dual use:*

2. What types of rural residential development occur in your area? Please give a general indication of the proportion of total rural residential development for each type.

☒ residential type settlement

% of rural resid. development

☒ hobby farms

% *Not app as to as area*

☒ rural retreats

% *is large & pattern*

☒ cluster developments

%

☒ multiple occupancy

%

☐ Others? Please specify *see above*

%

3 What settlement patterns have been, and are being created by rural residential development in your area. (multiple answers are fine)

☒ Dispersed

☒ Concessional Lots

☒ Clustered

☒ Tenement excision

☐ Zoned areas

☐ Strategy Plan

☐ Ring Zones (around service centres)

☐ CLOS farming

☒ Road zones (along specific roads)

☐ Others? Please specify....

4. Which of the above fit into or help achieve a hierarchy of settlement in your local government area (LGA) eg. Town, village, hamlet, rural enclave etc. Briefly describe how they do.

*Ad hoc - no plan - ad-hoc hierarchy
Rearness of land / usually by being remote or
having difficult access eg in floodways*

5. (a) Did you use or have you developed an hierarchy for the following, to identify where Rural Residential Development should or can be located ? Any Comments (please circle answer)

transport/roads	Yes/No	<i>NA</i>	<i>Ad hoc</i>
land use	Yes/No		<i>out of urban precinct</i>
habitat protection area	Yes/No		
scenic protection areas	Yes/No		
rural land protection	Yes/No		
extractive & mineral resources	Yes/No		
Any others?			

(b) Brief comments on how you linked any hierarchies to rural residential development strategy?

there is no strategy only vested interest dev.

(c) Did or do you use any overlay method to assess the interaction of these criteria?
Yes / No. If so which ones?

No

6 The Rural Housing Report Identified a range of issues related to rural residential development. The following 2 pages have a list of these issues. Could you indicate which issues are of concern related to specific forms of development eg. dispersed concessional lots, or all forms in your area. You can also indicate where a development form or type provides a positive aspect related to the issues. Can you indicate briefly how you've overcome these issues (if at all). Please bring along examples to the workshop. Thank:

Based on no settlement only

relevant in 1110 site selection

Main Issues identified in the Rural Housing Report

1 Environmental Implications

1.1 Water Quality: *Very High*

1.2 Land Degradation: *Varies - sometimes a different sometimes a challenge. Cost not nec related to land value.*

1.3 Loss of habitat: (what type of habitat is most affected) *forest cover*

1.4 Increased energy consumption: *Solar & water*

2 Resource Implications

2.1 Agriculture (effect on) *desirable to have at least accessible patches of good soil but this not necessarily a prerequisite. If none avail. then fertile land may be constructed.*

2.2 Minerals & Quarries *N/A*

2.3 Forestry *Desirable - no threat to timber & related resources*

2.4 Water Resources *Important - dams, storage tanks, reticulation self sufficient, springs, bores etc*

2.5 Urban Development Opportunities *N/A*

3 Social Issues

3.1 Isolation

~~Contd~~ So called 'isolation' although an adv. & often sought. The down side / price that may be paid for this is long access roads of poor quality.

3.2 Demand for Services

Public roads, access to schools (all grades) & school buses. Convenience store (petrol) in V.P.O. Telephone. Not elec.

3.3 Conflict with other Land Users (eg. farmers)

seldom a problem

4 Servicing Implications

4.1 Roads & Transport

10 g to be adequate

4.2 Electricity

Obtainable

4.3 Telecommunications

Desirable

4.4 Schools

Necessity

4.5 Health & Community Services

Self sufficient

4.6 Water Supply

Self suff.

4.7 Sewerage

Self suff. Compost, pit.

7 Given hindsight and experience which types and forms of rural residential development should we continue to have, plan and design for?

(Note: the Evaluation matrix attached when completed could assist in this task)

MO as optimum. Low impact, highly self-reliant
having high quality and a high style
culture for good should be left + suited + future dev.
ranked against these to reveal social relevance

8 Which types and forms can we adjust to meet new standards (ie. retrofit them eg. solar access, improved water quality through better sewerage management etc.)

High level forms could be recycled - given the authority/policy
to do so.

9 What forms and types should we avoid?

Village & RR hub. which
lead/result in other sections

10 Do you have any examples of developments, strategies, policies, guidelines etc. which promote the desirable forms of rural residential development? Please indicate the name of these below.

Could you bring copies of these to the workshop(s) for discussion and review. Thanks.

No - such examples that come close to being seen as a
model! have happened by default. There is no guarantee
they will survive in absence of a strategic plan to protect
to state that no are successful they are for better than example
than traditional rural dev.

11(a) Is rural residential development an appropriate form of land use for your L.G.A?

depends on what you mean

MO Yes / No

(b) If so what type of areas should it be located in?

Wed. range & space.

Try RR. If no - yes

(c) If not, why not? What alternative is there for the demand for rural living?

12 Can you estimate the proportion of land taken up by rural residential development in your area compared to urban forms of development? Could you supply figures of land area likely to be used for RRD given existing zonings etc. compared to urban land?

NAH -

13 **Community Titles:** Its relatively new. The public market place, developers, Government authorities, Council staff and elected representatives are generally not yet familiar with it. As a form of development design and management it can be applied to rural residential living. *CT is not the wrong idea as per. of S.T. H.A. to M.O.*

(a) Have any Community Title development applications been lodged with Council ? If so what type? Yes ☒ No ☐

Urban residential [☒] rural residential [☒] other [] Please describe:

(b) Are staff confident in their understanding of Community Titles ?

Yes. ☐ No ☐ Not entirely ☒

(c) If not where are the main problems ?

14 Are you aware of the the potential application of Community Title in addressing the issues facing RRD (environment protection, land use patterns, waste disposal, sewage treatment, social facilities etc) through both physical land design (freehold lots and common land) and management statement by-laws?

No knowledge of CT [] Some familiarity [] fully aware [☒]

PART C THE VISION

It may help our future planning if we have a common vision of what rural residential development should create on the North Coast, particularly given its potential to impact upon a growing proportion of our rural landscape. You may like to form or already have a vision for your local area as well. Does or will this differ from the region's ? The next page provides space for you to prepare a vision for the North Coast and one for your local area. These samples may help you.

1.

" The pattern and form of future rural residential development in the Northern Region of NSW should satisfy the following criteria:

(a) MINIMAL ECOLOGICAL IMPACT - by utilising existing degraded sites which do not adversely affect neighbouring ecological systems.

(b) MAXIMUM ENVIRONMENTAL REPAIR - using funds and resources injected by the subdivision development process and/or land management structures to address on site and adjacent Landcare issues eg. erosion control, bush regeneration, weed and pest control.

(c) LAND CAPABILITY - considering slope, soils, vegetation, flood liability, other hazards, minimal conflict with agriculture, heritage considerations, visual impact, and alternative longer term land uses such as urban expansion, service corridors, roads, mineral extraction etc.

(d) LAND SUITABILITY - considering existing and proposed water supply, roads, electricity, telephone, community and emergency services, proximity to towns and villages and other servicing requirements.

Adapted from the conclusion, Kanaley, Byron Shire Council, 1991.

2.

" The Northern Region of NSW will encourage a Diversity of forms and styles of Rural Residential Living which are ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT, and SUSTAINABLE.

They must also provide for CREATIVITY, CULTURE & RECREATION, offer OCCUPATIONAL DIVERSITY, and INTEGRATE WITH OTHER URBAN & RURAL LAND USE, REFLECTING AN APPROPRIATE SCALE AND DESIRABLE REGIONAL CAPACITY."

Your Vision for the Region. As above ? Any changes ? comments?

A region being based on YOMA (with due consideration for ridge communities) being highly autonomous & accountable in which Council is answerable to the region.
Cluster of sub regions making up a region.
(State scrapped)

The Vision for your local area.

A cluster of precincts, having a high level of decision making authority, eg DA, SA, SP, CP, expenditure & supervision.
Having a high level of SOL, low cost, low impact, self employment,

Thanks for putting the time in on this Survey. If you have any other comments or information please write on the back of this page or attach the material to the survey. Bring the survey along to the workshops.

Types & Forms; Settlement Patterns & Performance.

- I. Please describe these & estimate % forms of settlement.
- II. Rate PERFORMANCE: 1-Poor 2-Fair 3-Average 4-Good 5-Excellent.
- III. Any further comments or ideas - please use other side.

HOW WERE THESE
ACHIEVED ?

Resultant SETTLEMENT PATTERN %	
CONCESSIONAL LOTS	
ZONED AREAS	
RING ZONES	
ROAD ZONES	
OTHER	

Resultant SETTLEMENT PATTERN %
100
90
80
70
60
50
40
30
20
10
0

ENVIRONMENT IMPLICATIONS

RESOURCE IMPLICATIONS

SOCIAL ISSUES

SERVICING IMPLICATIONS

A. WHAT ARE THE TYPES AND FORMS OF R.R.D. WHICH HAVE INFLUENCED YOUR AREA ?										HOW WERE THESE ACHIEVED ?																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
I. Please describe these & estimate % forms of settlement. II. Rate PERFORMANCE : 1-Poor 2-Fair 3-Average 4-Good 5-Excellent. III. Any further comments or ideas - please use other side.										CONCESSIONALITY (Please estimate percentage.)					Resultant SETTLEMENT PATTERN %																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
TYPE OF R.R.D.		YOUR DESCRIPTION / SPECIFICATIONS								CONCESSIONALITY		ZONED AREAS		RING ZONES		ROAD ZONES		OTHER		Resultant SETTLEMENT PATTERN %		WATER QUALITY		LAND DEGRADATION		LOSS OF HABITAT		INCREASED ENERGY CONSUMPTION		AGRICULTURE		MINERALS AND QUARRIES		FORESTRY		WATER RESOURCES		URBAN DEVELOPMENT OPPORTUNITIES		ISOLATION		DEMAND FOR SERVICES		CONFLICT WITH FARMERS		ROADS AND TRANSPORT		ELECTRICITY		TELECOM		SCHOOLS		HEALTH AND COMMUNITY SERVICES		EMERGENCY SERVICES		WATER		SEWERAGE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
HOBBY FARM (SAMPLE ONLY)		2-10 ha lots, no reticulated services other than electricity, sealed road, agric. purpose								60%		30%		-		-		10%		Dispersed		60%		2		1		2		1		2		3		3		2		1		1		1		1		2		3		2		2		2		1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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Workshop Notes

Workshop attended:

Date:

Person attending:

ALTERNATIVE FORMS OF RURAL RESIDENTIAL DEVELOPMENT

Work Program: Workshop at Byron Bay Services Club

8th October 1993

9am - 9.30	Introduction	The goal of the day's work - planning brief The framework and approach
9.30 - 10.30	Session 1	Mapping Existing Patterns - Types, Forms and Distribution Linking issues to the pattern and forms. (Group work)
10.30 - 11am	Break	(Have a look at the results of Session 1)
11am - 11.30	Session 2	Review of Rural Residential Development Patterns, Types, and Forms
11.30 - 12.30	Session 3	Settlement Hierarchy & Patterns <ul style="list-style-type: none">• Preferred options and patterns• Identifying opportunities and solutions• Common definitions - is it possible?• Introduction to servicing patterns & hierarchy (Group work)
12.30 - 1.30	Lunch	
1.30 - 2.30	Session 4	Planning for & Servicing Rural Residential Development <ul style="list-style-type: none">• Preferred Servicing Patterns & Hierarchy (Group work)• Area to site planning & design (use of overlay mapping)
2.30 - 2.45	Break	
2.45 - 3.15	Session 5	Resource and Services Management related to RRD <ul style="list-style-type: none">• Range of options (Existing and Proposed)<ul style="list-style-type: none">- Implementation & Administration
3.15 - 3.45	Session 6	Vision for Rural Residential Development - North Coast Region Framework for Regional Approach Objectives to achieve the Vision (Group Work)
3.50 - 4pm	Break	
4pm - 4.45	Session 7	Issues & Solutions - Open Forum <ul style="list-style-type: none">• Examples of preferred forms of RRD - Range of types• Ideas• Mini - presentations (Forum and group work)
4.45 - 5pm		Summary and Direction - Where to now - Feedback on Workshop

Participant's Name:

Organisation:

1(c) Save to go (C. & H.)

**Alternative Forms
of
Rural Residential Development**

Planning Workshop

Byron Bay Services Club

8th October 1993

Sustainable Futures Planning & Design

Ph (066) 476463 Fax (066) 476288

Sustainable Futures Planning & Design

Environmental Planning
Site & Area Management Plans
Landscape Design & Construction

Impact Assessment & Review
Permaculture Design & Construction
Workshop & Conference Facilitator

Ph: (066) 476463 Fax: (066) 476288
(066) 461227

Revised
Angus 462939
John Webber
FACSIMILE

ATTENTION: Mr.

Subject: Alternative Forms of Rural Residential Development - North Coast
From: Peter Cuning: Principal Consultant - Sustainable Futures Planning & Design
Date: 17/9/1993 Number of pages in transmission: 4

Dear *Peter Hamilton*

- Please find attached copy of correspondence being sent to you early next week in regard to workshops being held early in October.
 - The survey form indicated in the letter from the Department of Planning is presently being compiled.
- Its purpose is to provide Sustainable Futures with further background information on rural residential development issues as they affect Council and your interests. We are keen to gain your ideas and concepts for the future.

We are keen to involve you in this important planning and design process and look forward to seeing you either on the 6th or 8th October at the venue which suits you best. The Byron Bay workshop is likely to build somewhat on the results of the Urunga based workshop, although the format and content will be similar.

We encourage you to be creative and positive in your input and provide the project with your experience and interest.

Could you please advise the Department of Planning of your attendance by 30th September 1993 and the name of the person(s) attending.

We will be in contact with you, by telephone in the week prior to the workshop to hold preliminary discussions and gain some feedback on the survey from you.

We look forward to working with you, to provide the North Coast with useful advice and guidelines for the future.

Please contact me if you require further information.

Yours Sincerely

P
per Peter Cuning
PRINCIPAL CONSULTANT

For Your convenience: Please forward by mail or fax to:
ATT: M. Sviki, Department of Planning P.O. Box 6 Grafton 2460 Fax (066) 420640

RURAL RESIDENTIAL DEVELOPMENT WORKSHOPS

Venue 1.

Location: Urunga Golf & Sports Club 18 Morgo Street, Urunga

Date: 6th October 1993

Name of Organisation:

Number of Council officers attending:

Name(s) for name badges:

Contact No.

Venue 2

Location: Byron Bay Services Club Johnson Street, Byron Bay

Date: 8th October 1993 9-5

Name of Organisation:

Number of Council officers attending:

Name(s) for name badges:

Contact No.

* Note: Bistro Style Lunch is available at each venue at participants own cost.



Department of Planning

NORTHERN REGIONAL OFFICE

The Manager
Department of Mineral Resources
PO Box 65
ARMIDALE NSW 2350

N.S.W. Government Offices
49 Victoria Street,
Grafton 2460
P.O. Box 6, Grafton 2460

Telephone : (066) 42 0622 Ext:

Fax No. : (066) 42 0640

Contact : T. Prior

Our Reference : G91/00463/206

Your Reference :

Attention: Mr. S. Prior

Dear Sir,

ALTERNATIVE FORMS OF RURAL HOUSING PROJECT

The Department of Planning has recently engaged consultant firm Sustainable Futures Planning and Design to undertake a review of alternative forms of rural housing, which will minimise adverse environmental impacts and more appropriately suit the environment of the North Coast.

2. In undertaking this project, Sustainable Futures is holding two workshops in the region. It would be appreciated if you could attend one of these workshops and complete the enclosed survey form. This will assist the consultants in developing appropriate alternative forms of rural housing.

3. The dates and venues of the two workshops are as follows:

6 October, 1993
9.00am - 5.00pm

- Urunga Golf & Sports Club
18 Morgo Street
URUNGA

8 October, 1993
9.00am - 5.00pm

- Byron Bay Services Club
Jonson Street
BYRON BAY

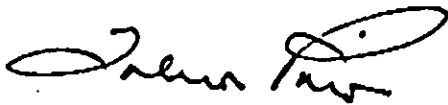
4. This project emanates from the Department of Planning's responsibilities under the North Coast Draft Urban Planning Strategy (SA 5). Your attendance is vital to the formulation of innovative solutions addressing issues affecting councils and government agencies and will assist the direction of future rural residential development on the North Coast.

G91/00463

-2-

5. Would you please advise of your attendance by 30 September, 1993. Should you have any enquiries please contact either myself or Mike Svikis.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Trevor Prior', with a stylized, cursive script.

Trevor Prior
Manager
(Northern Regions)

17.9.93 Peter Cumming re
1. Rural Res Brief.

4.0 BRIEFS 2.
COMMING

Interest groups (by invitation - is not public) to meet at
2 areas

a) Urrunga 6 Oct.

b) Byron 8 Oct. 9am (1 day) to cover Tweed to
Abbeclan)

Invitation will be sent to me for Pn Com.

Expected to attend (about 30) Council planners,
interest groups, developers etc.)

① His team contains - water specialist, waste specialist
Env. Engineer Peter Jellison (Coffs who has been involved in Toorak Lane in Gld)
The first meeting to be a Vision style meeting
+ the second meet (determined by the first as
to the agreed timing place etc, or "Objectives"
arising from the Vision process.

The Vision to be from scratch, so to speak

He will also be doing a full Council survey
of where they are at.

① John Wether (Landscape architect)
Robin Francis (plumiculture)

The second meeting may be a Jalarbox.

12 week brief, but he is doing more than asked
for + hopes to get time extended.

Outcome is "Vision statement for the area"

The study will include, waste water & ^{sewage} ~~composting~~.

POP instructions to include MO-

He did not know of the MO brief. (He may have ~~rendered~~ if he did)

2/ Also has brief from ^{management} ~~end~~ on strategy for Crown
Reserves, ~~once to Qld.~~

Options include major shift from present process.
May include handing land over to Councils, to
spare money eg Caravan parks to be put
back into public projects.

Alternative Options to Council control also open.

Peter's impression for the short time duration is that
the Dept policy of "personal staff performance reports"
are due at end of year, and there need to be
"met" regardless of quality

Don's advice of above