

WEEKENDER

New policy on rural settlement

THERE has been a major shift in attitudes towards rural residential planning by the State Government.

Local councils are encouraged to consider the impact on catchment management when assessing rural developments and subdivisions. The hope is to resolve many of the land management conflicts and environmental degradation brought about by the cumulative impacts of past piecemeal planning decisions.

The Lismore City Council is in the process of developing new strategies for rural residential subdivisions based on the principles outlined in the following guidelines.

The Minister for Urban Affairs and Planning, Craig Knowles, rel-

eased new guidelines on rural settlement for the NSW North Coast.

The guidelines have been prepared following the release of the North Coast Urban Planning Strategy in February. They are part of the Government's initiatives to stop inappropriate rural residential development on the coast.

Consistently high population growth rates have included many people coming to live in the region seeking a rural lifestyle.

Unfortunately, past and present rural residential development patterns have contributed to environmental damage, including adverse effects on other land users (particularly the recovery of quarry resources, and commercial agricul-

ture), constrained potential urban development areas and created costly and inefficient servicing patterns.

The challenge is to design and locate rural residential lots to avoid incompatible land uses and environmental damage and to integrate such developments with the landscape and other land uses. Rural residential development needs to result in sustainable communities incorporated within the overall pattern of human settlement.

This is the intention of the catchment approach outlined in the guidelines.



All North coast councils will need to prepare rural settlement strategies (or in due course modify existing ones) in accordance with the guidelines.

The Minister has indicated that local environmental plans for rural residential devel-

opment will need to be in accordance with a strategy and consistent with the guidelines.

North Coast councils are also expected to consider the guidelines when assessing rural residential development applications. The use of State Environmental Planning Policy No 1 — development standards —

to enable one-off rural developments will no longer be acceptable unless consistent with an agreed strategy. Also, service providing authorities should ensure user-pays principles are applied.

Rural residential is a legitimate option for residential development. However, it must be directed to preferred locations away from good agricultural land, natural resource reserves and environmentally sensitive locations. (Source: Dept of Urban Affairs and Planning, Grafton, 'Northern News', March 1996)

Copies of 'Guidelines on Rural Settlement on the North coast of NSW' are available from PO box 6, Grafton 2460, for \$12 plus \$2 packaging.

Ullrich said issue re 2020 strategic
plan was whether rural plan seen
as separate to urban planning or
2 rural dev seen as adjunct to inner area
ie potential outer suburbs of the
future.

That ^{present} rural land between villages seen
as potential for urban infill ("cannibalism")
to form "super city" (a pathway to becoming
a mega city, viz wall-to-wall
urban dev of the whole of B. Lombard,
(structurally, (read seductively) introduced
of course!

villages seen as "outposts" of City or
permanent self-contained settlement in own
right.

Peter - for info Graham

Subject: UPDATE ON STRATEGIC PLANNING PROJECTS
JANUARY/FEBRUARY 1996

Prepared by: Manager Strategic Planning - Mr G Meineke

LEP and Rezoning Proposals:

Canara Rezoning and Dunoon Road Rezoning (Responsible Officer - Graham Meineke)

Council is currently awaiting a rezoning application which the applicant's consultant has advised will be lodged in the first quarter of 1996. A meeting is scheduled with the consultant on February 12.

The Dunoon Road rezoning still appears to be stalled, as a result of noise from the use of the showground.

Density Controls on Dual Occupancy Development (Responsible Officer - Graham Meineke)

This amendment has been reworded by the Strategic Planning Section as a result of advice received from Parliamentary Counsel. It has been re-submitted to Parliamentary Counsel for advice as to whether the amendment can now be legally made.

LEP Amendment No. 25 - Flood Prone Lands and Classification of Public Lands (Responsible Officer - Jerrina Dunn)

Council at its meeting of December 12 considered a report which advised of the outcome of the submission period of this amendment. Council resolved that the amendment be forwarded to the Minister for gazettal. The Strategic Planning Section is currently completing the required reports to the Minister regarding the matter and it is anticipated the amendment will be forwarded for gazettal in mid-February.

LEP Amendment No. 26 - Community Title Subdivision of Existing Multiple Occupancies (Responsible Officer - Graham Meineke)

The Department of Urban Affairs & Planning has not issued a prohibition certificate for this amendment. A report on this matter will be before Council at its meeting of March 5 canvassing options to progress this amendment.

LEP Amendment No. 27 - Public Land, Community to Operational - Lismore Square

This amendment was gazetted on December 8. Action now complete.