

Development Strategy 2014 – 2017

Gloucester Shire Council recognises the benefit of creating a broad range of opportunities for current and prospective residents coming to the area that will suit their needs.

It has been Council's intent to develop and implement a Conservation and Development Strategy for the Shire which would identify areas for environmental conservation purposes and areas where future development would be supported. This simple strategy is seeking to identify a number of future development opportunities which Council sees as providing new housing opportunities for both local population growth and people choosing to migrate to the area;

- **Rural Farmlets**– Council has developed an Agricultural Strategy which will identify the criteria for suitable agricultural areas (eg. access to tar sealed roads and town or village facilities). Lots of approximately 15 ha are envisaged.
- **Gloucester South residential** rezoning –lots of 1000 square metre minimum with scenic outlook over the Bucketts Ranges and adjacent to Gloucester Golf Club. These blocks will provide traditional “quarter acre” lot amenity suitable for rural town ship living purposes.
- **Barrington village** – this village is well located with outlook over the Barrington River floodplain and to the ranges beyond. The village includes a public school, public facilities such as a community hall and Rural Fire Service facilities and some limited retail facilities to support an expanded population. Reticulated water and sewer is available to the village.
- **Stratford village** – includes a public school, public facilities such as a community hall and Rural Fire Service facilities, sporting field, and some service retail facilities. The village does not have reticulated water and sewer and is based on large lots of 2000 m² minimum. It is Council intention to examine water and sewer reticulation to establish if further development of the village can be sustained.
- **Bundook village** – has potential for large lot residential development with a minimum lot size of 8000 m² based on a requirement to have aerated on-site wastewater disposal systems. The area has significant existing residential development but is limited in support facilities and services.
- **Aged housing** – Council has recognised the long-standing and increasing need for nursing home, hostel and self-care units for the ageing population. Negotiations are underway in an endeavour to construct such facilities on council owned land adjacent to the Gloucester High School.
- **Gloucester urban release** – in accordance with the 2006 Housing Needs Strategy, is an area of land suitable for approximately 245 lots adjacent to existing urban development and well located for facilities such as Gloucester High School.

