



HOUSING DEVELOPMENT STRATEGY 2006



Prepared by
Gloucester Shire Council
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Executive Summary

Council has undertaken a review of the housing and subdivision requirements for the future development of Gloucester Shire. The Housing Development Strategy sets out criteria to identify the future housing needs of residents based on the fact that the Shire population is currently the sixth oldest Shire in New South Wales and that the new residents coming to this area are generally of the Baby Boomer era and will progressively increase the age of the overall population.

The Strategy has reviewed the need to develop a range of dwelling types from rural occupation, rural residential, standard residential through to aged village units and mobile home parks. This review has looked at the current trends in subdivision and a possible need to review land sizes both for rural lifestyle blocks and urban consolidation. The progressive change in dwelling types has also been examined to identify a need for the transition of people from larger land holdings to smaller more manageable dwelling types as people aged. This has been balanced with a need to maintain a community focus and sense of place for people within their community and maintain the access to family and other support mechanisms without a need to relocate to larger centres.

The Strategy has reviewed the current situation as to land subdivisions and dwelling construction rates and identified that a large amount of land currently exists that may be built upon. The need to release further land for residential or rural residential markets would create a greater over supply and cause land prices to fall. Although socially the release of land would lessen the burden of high purchase prices, it would also create a burden on persons who purchased into the market and would effectively have their land greatly devalued. The amount of land on the market or available for resale will provide a good supply for many years allowing the market price to stabilise and cost of living to catch up.

As part of the Strategy a long term view was undertaken to identify where land could be released to meet population increases, whilst meeting the requirements of sustainability. The community had identified a population cap that it would be happy with and this was reflected in other strategies prepared for Council as to commercial and industrial land use along with environmental reports. Plans have been included in the Strategy to identify future land release areas. It must be reaffirmed that the release of land for more residential and rural residential development is currently not required to meet the growth of population until at least 2018.

The exception to this is the Villages of Barrington and Bundook. Barrington Village has been identified as requiring a reticulated town water supply that meets health standards and a need for the Village to change from septic systems (onsite waste water disposal) to reticulated and pumped sewerage systems. The

release of land is required to assist that community in meeting the infrastructure costs.

Bundook Village has been identified as an area where growth is slowly occurring and to regulate this growth a rezoning of the land area inside the village should occur to that similar to rural residential with an area requirement to allow the disposal of waste water onsite.

As part of the assessment of dwelling requirements a review of the Gloucester LEP2000 was undertaken to identify limitations that could be lessened to allow for urban consolidation and better use of the existing infrastructure. Currently a demand exists for small rural land areas and the LEP limits these to 100Ha. This has created life style farms of 100Ha, which limit traditional agriculture, however they are meeting the demand for life style farms and tourism development. It is considered that smaller rural lots are not required at this stage of the shires development due to the number of 100Ha lots available and concessional lots created over the last three years. The demand for rural living lots will reduce over the long term as the population ages and sufficient land is available for subdivision to meet long term demand.

Due to the change in population base in the shire and the large amount of absentee land owners, a need for farm managers is growing. The public is seeking advice as to extra dwellings or use of non habitable dwellings. It was also identified from the LEP that Council has required that only one dwelling per land parcel is permitted and this has required the demolition or rendering inhabitable any other dwellings on the land parcel. From a sustainability point of view this is a waste of resource and has limited cheaper accommodation for lower income groups who can not meet rising rental costs in town, whilst supporting on farm income. The limit to allowing additional dwellings on a land parcel is to restrict the right to subdivide the land to smaller land areas.

A review of the requirements for residential land identified that the LEP limits the development of flats, home units, duplexes and the like by the requirement that land areas for such developments must be greater than 1000 square metres. This excludes most land within Gloucester. As identified in the Commercial Strategy a long term need exists for the development of smaller residential dwelling types closer to the commercial centre for an aging population. It is therefore identified in this strategy that Gloucester should be zoned to allow for small land sizes to meet multi unit dwellings, including height restrictions and have residential zones that allow a variety of dwelling types on realistic land sizes to create diversity and cater for community changes and circumstances.

The Strategy has a number of linking documents that were commissioned to review infrastructure provision, costing and cost recovery. It is important as a long term planning tool for Council and the community to identify the costs associated with the provision of services, the service demands and ultimately

how these can be paid for. As with many communities across Australia the issues of water supplies will become a critical component of development growth. Gloucester Shire is not exempt from these concerns. The need for and the supply of water is being determined under a separate consultancy to address the water growth requirements. A similar issue arises with the disposal costs of sewerage and stormwater. The consultant was also requested to undertake studies into the potential long term growth areas east of Gloucester; Barrington; and the re subdivision of rural residential land to smaller land areas that have a sewerage system.

To ensure that Council and the community does not become burdened with the total costs associated with the growth and provision of infrastructure, a review of the contributions requirements under the Environmental Planning and Assessment Act where undertaken to look at the likely costs of infrastructure provision.

The Strategy contains a number of maps that have been based on future land release possibilities; environmental criteria such as flooding, aircraft noise, and environmental impacts identified by other reports; building heights, and development zones to ensure a range of dwelling types.

Gloucester Shire Council has reached a unique position from a town and regional planning perspective where it can review its future development and population growth without the need to develop large land release areas and play catch up for vital infrastructure. The continual review of land requirements to meet demand allows both the community and developers a real view of growth, the costs involved and the returns available.

The ability to review the Shires growth, age related issues and social infrastructure will allow the current sense of community to be maintained and enhanced by the development of a range of dwelling types and land sizes to allow the progressive transfer of lifestyle choices and dwellings into the future.

CONCLUSIONS DRAWN FROM STRATEGY

- * Councils' role in the future should be focused towards the legislation responsibilities of housing and the regulation and influence of the supply of housing, both in type and location, rather than act as a developer of residential land parcels.
- * An over supply of land exists within the residential and rural residential sectors where supply has met the land grab boom from 2003 to 2005 and that the construction of dwelling types needs to catch up to the land sales levels. Sufficient land exists to be bought and sold until 2018 and beyond. This time period includes approved subdivisions that have not commenced

at the time of writing this report and can be constructed on existing zoned land.

- * The release of land prior to the estimated time frames in this report must be closely monitored to ensure that an over supply does not dramatically reduce the established market levels and bring land and buildings below the mortgaged value of land.
- * The development of towns and villages will be dependant largely on the provision of infrastructure (water and sewerage) and the ability for the community to meet those costs. The Village of Barrington presently requires a complying potable water supply and a sewerage system to alleviate environmental and public health concerns from onsite waste water disposal. To ensure the public can afford the required infrastructure, development of residential land in Barrington is required to occur. The estimated development over the next 25 years would add 126 new residential buildings to the Village and approximately 277 persons.
- * The development of Gloucester Township should allow greater urban consolidation with an emphasis on the areas surrounding the commercial centre. This would allow unit or town house type developments within walking distance to the town centre. The requirement for more residential and rural residential land will need to be reviewed constantly by Council over the next eight to ten years to ensure that adequate land becomes available to meet estimated demands. Council should not rezone any further land until options for urban consolidation are generally achieved.
- * Applications for rezoning of land should be refused unless they fall within the land release zones and only approved when additional land is required.
- * The approved Aged Unit development on Buckets Way has been resubmitted to Council as part of this review process to look at its potential redesign to allow residential dwellings to be incorporated into the over use of the property. Council needs to consider the request for rezoning and could require a number of aged units to be developed prior to the release of residential parcels to ensure the balance in development is established.
- * As part of the new Local Environmental Plan, Council should set a number of new residential zones to allow:-

Low Density Residential development such as standard dwellings and duplexes on land areas of 500 square metres;

Medium Density Residential developments on land areas of 900 square metres closer to the town centre and over the proposed Buckets Way aged development;

Large Lot Residential to cover the old rural residential zonings with the ability to reduce the areas to 4000 square metres with the provision of a reticulated or pumped sewerage system;

Barrington Village should be zoned General Residential with a lot area of 500 square metres to allow for a variety of housing types and densities with a Large Lot Residential area over the existing rural residential areas and a reduced land area requirement of 4000 square metres once a sewerage system is available;

Bundook village should be classified as a Large Lot Residential area with a minimum lot size of 8000 square metres and a requirement to have aerated on site waste water disposal systems suitable for the soil types.

Stratford Village should be zoned Large Lot Residential with an area of 2000 square metres to allow for the disposal of onsite waste water. This is the same area as currently exists.

Other villages should maintain a similar zoning to that currently held and now classified as Primary Production.

- * A review of building set backs be developed in a new DCP to allow for reduced land areas and to allow a variation in streetscape.
- * The Height of Buildings maps accompanying this document should be included in the new LEP.
- * Council should review its exempt and complying development requirements to reduce the number of development applications required for developments that are permitted in each zone that could meet general guidelines. This will also reduce advertising undertaken to adjoining land owners and delays caused in application release.
- * Council is required to review its new LEP every five years as per legislation and an updated housing review should be undertaken to ensure demand does not out strip supply.

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1.0 Introduction

1.1 What is a Housing Development Strategy?

The Housing Strategy is a planning tool to guide the long term provision of residential, rural residential, rural life style and rural housing within Gloucester Shire over the next twenty year period. The strategy investigates and identifies the location for housing development and the types of housing needs across the Shire to meet the existing and future population levels proposed.

The Housing Strategy will also investigate the benefits, the development costs, and the housing demand impacts, on the unique character of this shire and its villages.

1.2 Why prepare a Housing Development Strategy?

Gloucester Shire has recently been the focus of a development boom that changed the decline in population to that of a long term positive population growth. As part of this development boom, most land that was zoned for residential and rural residential purposes was granted development consent and is being marketed or developed for housing. These land release areas based on past population predictions should have lasted for a period up to 2020 and beyond.

The need to develop a housing strategy has resulted from this growth and the need for the shire community to identify its long term growth behaviour, its environmental responsibilities and its ability to afford future development.

The strategy needs to look at future housing needs to meet the demand of:

- a changing population that is getting older;
- a change to house hold size due to smaller family units;
- a greater range of housing diversity to meet current and future needs;
- infrastructure demands and expectations
- community concerns as to population size and impacts on the character of villages and the environment of this area;
- the promotion of environmental, economic and social sustainability; and
- the changes arising to the New South Wales Planning Legislation.

1.3 Role of Council

Gloucester Shire Councils role in the planning of development areas is complex and it shares these functions with Federal and State Governments to achieve the desired outcomes for housing, industrial and commercial development.

Council in the past has taken a proactive role in housing developments, by the purchase of land and the development of it for residential uses and in the provision and acceptance of the role of aged care housing. Council also takes the role of assessing the needs of social housing forms and advising other government and community agencies as to the demands and directions where housing needs may best be met. Council has had a direct impact on housing and operated with the legislative frameworks to ensure adequate land releases where available.

Councils' role in the future should be focused towards the legislation responsibilities of housing and the regulation and influence of the supply of housing, both in type and location. Council along with other government agencies and community groups has a responsibility to provide and enhance services and programs for the community overall, and at a cost at which the community can afford.

This strategy is one area in which Council can provide advice and direction to the community as to the future needs for housing and the benefits and impacts of population growth.

1.4 Role of the Strategy

The role of the strategy is to investigate the issues raised by the community planning meetings and advice received from state and community agencies as to the future direction of the shire and housing needs to meet the future demands. The strategy shall concentrate on the following areas:

- The development of an overall plan for the rezoning of land to meet local environmental sustainability.
- Encourage and provide a variety of housing densities to meet different economic and social needs.
- Plan for and develop suitable policies to encourage dual occupancy and infill developments.
- Ensure that a range of high quality aged care housing and facilities are provided.
- Investigate and develop a master plan for the residential zoning of Barrington Village.
- Review the development of future rural residential areas, land sizes and uses.

- Encourage a range of rural living styles including communes, community housing and community title.
- Review the demand for small rural life style lots to protect traditional agriculture and allow small scale intensive cropping.
- Maintain an attractive rural appeal and a sense of community
- Review the ability of the community to meet infrastructure needs for all future development areas.

1.5 Adjoining Local Government Areas and Residential Development

Council as part of the development of this strategy has consulted with the adjoining Councils to determine the directions that they are proposing for the development of their shire. This will include a review of land areas for dwelling entitlements in rural, rural residential and residential areas, and policy developments used to control activities.

To ensure that a regional consistency is developed for housing and subdivisions Council shall assess the benefits and concerns with the approaches taken by each adjoining shire area.

1.6 State and Regional Frame Works

Council as part of the review of the Local Environmental Plan has consulted with State Government agencies and community interest groups in the production of the Local Environmental Study. A legal requirement exists within the Environmental Planning and Assessment Act for Council to undertake this consultation and to consider any documents, plans and strategies prepared on a state, regional or local basis where they may impact on a local community.

Council has been supported in the strategy development by Staff from NSW Planning and the Staff and Board of the Catchment Management Authority. These agencies advice is essential in the rezoning process and ensuring that sustainable development is achievable.

Council has also considered information on housing types and requirements from agencies including NSW Department of Housing and other similar inter state housing agencies. Council has also reviewed literature from government agencies Australia wide to look at rural impacts and residential developments, rural life style living and intensive agriculture, aged and social housing types and neighbourhood development.

1.7 Supporting Studies

In preparation for this Housing strategy, Council has undertaken with the communities' assistance a number of studies across the shire to identify information and directions for consideration of the new Local Environmental Plan.

The main studies that need to be read in conjunction with this document are:

- * Standard Instrument (Local Environmental Plans) Order 2005
- Gloucester Commercial and Industrial Land Study
- Grey Crowned Babbler Retention Plan
- Gloucester Community Social Plan 2005
- Local Environmental Study 2005
- Annual State of Environment Reports
- Strategic Plan for the Economic Development of the Gloucester District August 2006

2.0 Housing and Development Strategy

The Housing and Development Strategy has been prepared to seek public comment on the future housing needs for Gloucester Shire. The strategy establishes areas to be rezoned and has considered requests from land owners to review the existing and future land use potential. The housing strategy reviews the current make up of land types and areas and undertakes to determine the future activities that may assist the shire to meet its roles in sustainable development and the legislation controls that the community must work within. The housing strategy sets out a direction for housing, residential development and rural living and makes recommendations that will assist the community in the preparation of its overall planning documents being the Local Environmental Plan and Development Control Plans.

The strategy allows Council as the local planning authority to deal with housing and development issues and will allow the community, developers and interested parties to approach Council with some certainty of development potential. This strategy has been prepared to assist in the development of a range of housing types and development options, to meet the future needs of the community and provide a strengthening to the local economy through this diversification.

2.1 Objectives

The objectives of the strategy are to consider and as far as possible incorporate the items contained in the Role of the Strategy under section 1.4. The strategy also is designed to incorporate the considerations and recommendations of the Local Environmental Study (LES). The objectives will consider the following areas:

- A Housing Framework for the Future
- Consolidation Opportunities
- Affordable Housing
- Older Persons Housing
- Rural Residential Housing
- Rural Life Style Housing
- Rural Housing
- Rural Villages

The LES identifies that a population growth shall occur and this is supported by the development figures for new subdivisions and dwelling construction. The community has identified that a population cap is required to ensure that the shire can meet its environmental sustainable goals and allow for infrastructure planning and community service obligations.

The Housing strategies objectives will also assist other developers in the commercial and industrial sectors to consider development opportunities and options that will assist in maintaining and further stimulate the vitality of the region.

The objectives are to ensure that the towns and villages growth is sympathetic to the environment, the visual attractiveness, the character and liveability of this unique area, whilst being affordable for the overall community.

2.2 A Housing Framework for the Future and Forecast Population Projections

In 2000 Gloucester Shire Council gazetted the current Local Environmental Plan to guide development, including subdivision and housing, for a minimum period of twenty years. At this time, Gloucester Shire was under going a decline in population due to the impacts of a change in the timber industry and dairy deregulation.

In 2003, a development boom began to emerge across Australia and the excitement that was initiated by the Baby Boomer generation had a substantial impact on all residential, rural residential and rural land holdings across the shire. The impact of this development increase was so great that most of the land available for dwelling developments was issued with development consent to allow subdivision or have dwellings constructed. Due to the expectation of a declining population, the staged release of land was not required to control subdivision release. Similar impacts where also felt with the industrial land sector during 2003 to 2005.

Council and the community has considered the implications of this land development on the overall shire development and during this consultation has established that development of housing stock will be required for the future and that a population cap will need to be established to prevent changes in the shires character, the protection of the environment, the management of water and infrastructure and the regulation of growth to prevent a reduction in scenic and community amenity. To achieve these concerns a housing strategy for the future needs to be developed to allow the regulated release of land and develop plans to meet the changing communities focus.

The Local Environment Study (Hunter Development Brokerage, 2006) offers the following population growth predictions for the shire:

- Gloucester 8,000 to 10,000 people
- Barrington up to 2000 people
- Stratford up to 200 people
- Craven up to 100 people
- Bundook up to 100 people

The Community has advised Council that a population cap should be established at 10,000 to 12,000 people to ensure that the character and environment of the area can be protected. It is considered that the populations shown above will also take in people living on adjoining rural land areas within close proximity to the village and town areas.

To ensure that housing meets the population needs, a range of housing types and lifestyle choices need to be planned for. To ensure that the community can afford this growth, a staged residential release plan shall be prepared and a contributions and infrastructure plan to establish developer contributions and areas of expenditure to offset the costs to the community from the development and population growth impacts.

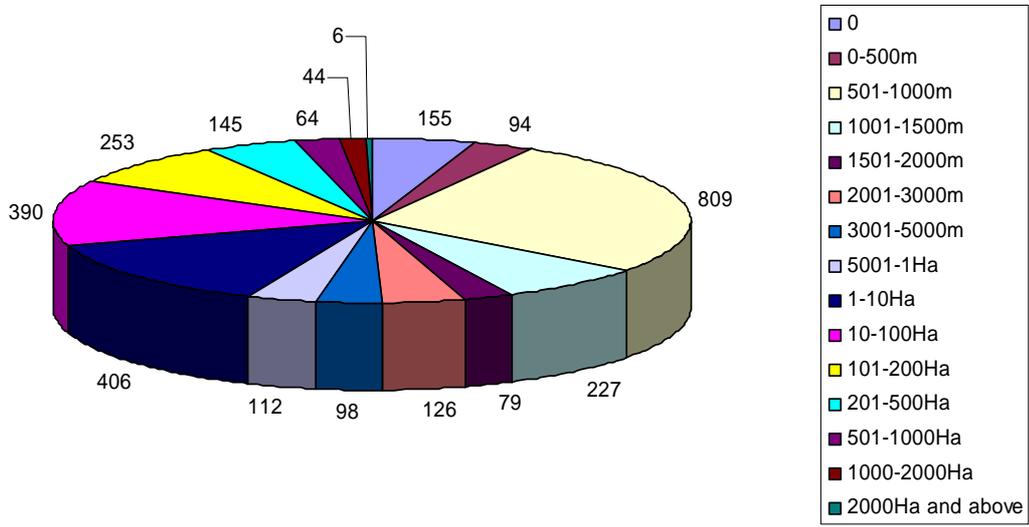
2.3 Consolidation Opportunities - Gloucester

This report needs to be read in conjunction with the Local Environmental Study (LES) as to demographic characteristics both in the past and for the future. The LES provides information as to the population make up and reports from the NSW Local Government Population Aging Project 2004 which indicates that Gloucester Shire is the sixth oldest Local Government area per head of population. This assists Council in the identification of housing needs for the future and trends that may develop as people move from larger to smaller land parcels.

There currently exists a demand for smaller housing types, including flats, home units and duplexes. Discussions with the real estate agents (September 2005) indicate that the demand is out weighting the supply. Similarly the demand for all rental accommodation has increased due to many houses being removed out of the market due to sales to non resident land owners and people in transition phases of relocation.

Councils Local Environmental Plan 2000 has guidelines for the development of land for housing that is restrictive by nature, in that it requires a minimum of 1000 square metres before development can occur for flats or home units and that an area of 550 metres squared per lot is required as the minimum sub dividable residential area. This land area size restricts the development of duplexes and town house developments that could be subdivided into Torrens title lots. Although strata title units can be built on areas above 1000 square metres there appears to be very few developed. As shown in table 1, the greatest area of land available is below the 1000 metre square limits. This restriction has limited the development of dual occupancy residential buildings.

Table 1 :PROPERTY AREAS AS PER RATES ASSESSMENTS WITHIN GLOUCESTER SHIRE



To meet the demand for housing for all ages of the community, the new Local Environmental Plan will need to address a reduced land area to permit urban consolidation. Council will also need to take into account the heritage and community aspects of urban consolidation. The community perception of Gloucester is that of a traditional rural town, that has not been changed to reflect the images of all other towns along the eastern sea board. The community has advised that this uniqueness is a quality that requires preservation. The consolidation should there fore be looked at for specific areas that will allow redevelopment whilst maintaining the character of the town area. This may be limiting for the placement of aged units and should be determined with the community social plan for public and community transport options. Similarly all areas for future residential development should allow the development of duplexes, units, villa or town houses and strata unit complexes.

To ensure that urban consolidation can reasonably occur within the shire and especially Gloucester Township, the new LEP will need to exclude any agreement, covenant or similar instrument which would otherwise prohibit or restrict development. This would require Council to seek approval from the governor to agree to this exclusion based on the economic, environmental and social considerations of urban consolidation.



Photo 1: Consolidation opportunities exist in Gloucester to allow a greater residential density and offer more affordable housing options for the overall community.

2.4 Affordable Housing

Housing plays a fundamental role within people's lives and the ability to afford to own or rent housing is critical for the development of a sustainable community. Affordable housing is a balance between income and a reasonable cost of housing. The community needs to ensure that decent and affordable houses are available, for the continuation of the friendly neighbourhood environment currently experienced in the shires towns and villages and for the establishment of the shape of the community into the future.

The National Housing Strategy, Issues Paper 2 (1991) outlined that, "Households can be said to afford their housing costs if those costs do not extract an unreasonable share of the household budget, leaving the household with sufficient income to meet other needs such as food, clothing, transport, medical care, education etc."

Gloucester Shire has experienced a dramatic cost spiral for the purchase of land and housing since the gazettal of the current LEP in 2000. Based on the information in the land transfer register the average cost of land in 2000 and the average cost of land in 2005 for residential and rural residential land and the average cost to purchase a dwelling in the residential area for the same period is shown in table 2.

		Year	Number Sold	Year	Number Sold	% increase \$
	Zone	2000		2005		
		av. Price sold \$		av. Price sold \$		
Vacant	1c	108,500	2	279,519	52	157%
Dwelling constructed		0	0	306,667	3	
Vacant	2a	32,857	7	71,370	23	117%
Dwelling constructed		92,482	20	211,209	79	128%
Annual residential land sales value 2(a) / 1(c)		2,296,639		33,782,010		1371%

Table 2: Average cost of land and dwellings

In comparison, the average cost to rent a flat in 2000 was \$105.00 and in 2005 it is \$115.00 and the average price to rent an average 3 bed houses in 2000 was \$125.00 and in 2005 is \$175.00 (personal communication Gloucester Real Estate Agencies, 2005). It was further reported that due to demand for houses close to Gloucester that the rent is above \$200.00 / week.

The Australian Bureau of Statistics 2001 census indicates that the largest percentage of people in Gloucester Shire are in the income range of \$1.00 to \$1,400.00 per week. This represents 70% of the community. The lower end of income is earned in the \$1.00 to \$700.00 range that represents 55% of income earners.

Based on these income levels a person on \$700.00 per week may borrow up to \$155,000.00 if they have a deposit of 20% or \$31,000.00 (source: Commonwealth Bank Home Loan Calculator, 2005). Based on the loan repayments and the need to save for a deposit, all low to medium income earners within Gloucester Shire would not be able to purchase housing accommodation. Low to medium income earners would be able to purchase vacant land, however, the construction price for a 3 bedroom brick veneer dwelling is \$959.00/ metre square or for a dwelling of 100 square metres is \$95,900.00, construction cost only (Reed Construction Data, 2004).

The rapid increase in prices of housing within the shire will place stress on the low to medium income earners who are represented as 55% of the Shire population. It is considered that the stress of paying off a home loan, for all but the highest income earners, will increase where more than 30% of their gross household income is spent on mortgage repayments. This will also be reflected in the areas of rental where low to moderate income earners will be paying over 30% of the household income to rent a reasonable house.

Affordable housing does not mean public housing although affordable housing does include public housing. Essentially a continuum of affordability is needed for people on a range of different incomes. Public housing provides for those most in need and with limited income, while low to medium cost rental accommodation as well as properties available for purchase to households on low to moderate incomes is also an important consideration on the affordability continuum (Gosford Affordable Housing Strategy 2005)

A range of housing choices is required to maintain the diversity of the community as presently exists within this shire. This could become a long term issue for the provision of services to an aging community, where the people required to work in shops, offices, trades etc can not afford to live within this area or the costs to relocate to this shire are not attractive financially to cover accommodation costs.

As part of this strategy and the revised Local Environmental Plan review a range of housing options are considered.



Photo 2: Gloucester Township requires options to permit urban consolidation and more affordable housing

National news for local government

Housing affordability debate heats up



ALGA President Paul Bell has written to Alan Cadman MP asking him to amend a motion he introduced into the House of Representatives this week on housing affordability. The motion unfairly blames local government 'planning restrictions and taxes' for the current situation.

"Mr Cadman is shifting the blame rather than getting to the real causes of the cost of housing in Australia," Mr Bell said. "I call on him to remove the reference in his motion to local government as being responsible. Pointing the finger is not the way to address a situation that local government is extremely concerned about."

"The Productivity Commission has found that factors such as greater access to cheaper finance and a growing demand for inner-city housing have driven prices up, rather than land release, approvals processes or fees and charges," Mr Bell said.

"In relation to local government fees and charges, the Commission also upheld councils' right to ask developers to contribute to the demand for infrastructure and services that new developments create - such as roads, drainage, community centres, libraries and community recreational facilities.

"It is interesting to note that house prices in Perth where council charges are at lower levels than Sydney have experienced phenomenal increases, more than any capital city.

"The Australian Local Government Association, through its role on the Local Government Planning Ministers Council, is working hard to develop an action plan to address housing affordability and we would welcome this issue being raised at COAG."

2.5 Older Persons Housing

As part of the affordability of housing, the older person housing provisions will begin to increase in demand over the life of the new Local Environmental Plan. Gloucester Shire Council area has the sixth oldest population across New South Wales per head of population and this is shown to potentially increase into the future based on the assessments made within the Local Environmental Study.

As with other forms of affordable housing a range of housing options need to be available for the development industry to meet the future population objectives and health and well fare demands that develop with an aging community. The range of housing types will need to initially accommodate retirees through to the transition of smaller dwelling units such as flats, granny flats, town houses, strata units and duplexes, to aged housing complexes and managed aged care facilities such as hostels and dementia facilities.



Photo 3: A variety of aged housing types will need to be available in the future to meet the needs of an aging population.

Older people wish to live within their existing housing whilst some desire smaller dwellings such as town houses and dual occupancies with less maintenance of gardens and grounds, preferably within the community they have lived in. Such dwellings are generally provided within the general residential areas as part of medium density zonings or by the introduction of policies to encourage a range of housing options. A segment of the aged population will want to live in aged units, similar to those provided by Council and the Department of Housing, whilst others will require residential care options.

The aged population change shown in Table 3 indicates that the population will age towards the older end with a decline in the younger age groups. A balance in housing types needs to reflect the changes that are predicted to occur in the shire and the demand for progressive housing size reduction.

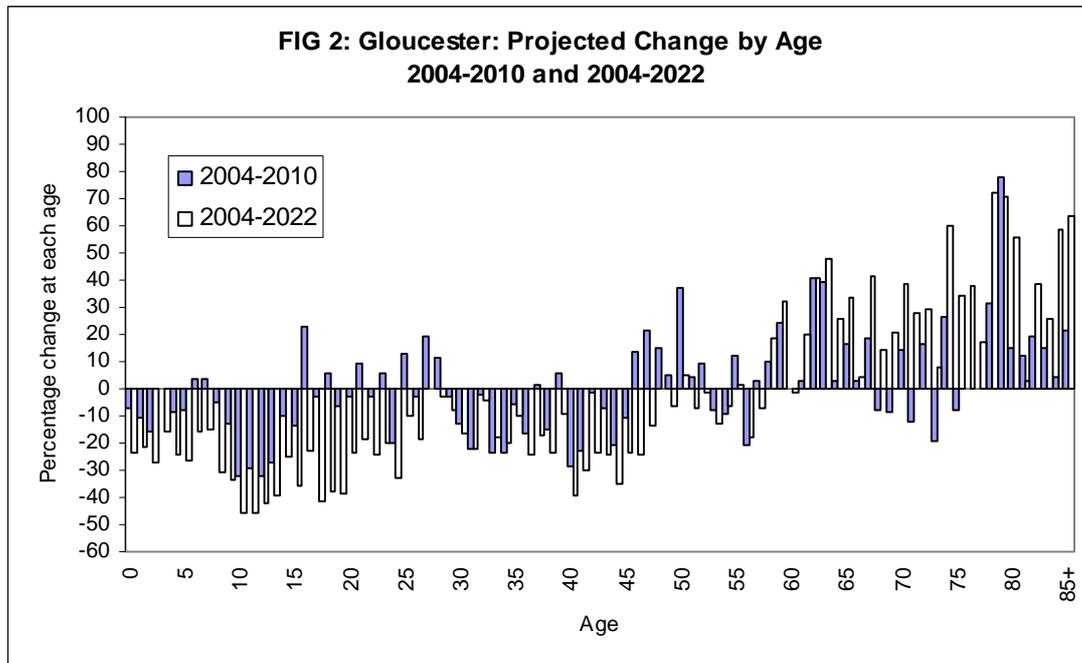


Table 3: Jackson, N.O. (2004) NSW Local Government Population Ageing Project

As the population becomes older, housing options will under pin the community in relation to health, safety, security, family life and employment. The mix of housing allows a greater participation in the community by older persons who can live in a style of accommodation that meets their individual needs and offers the necessary security and interaction required to promote community and lifestyle aspirations.

2.6 Social Housing

Social housing is a term used to cover government subsidised rental housing and includes public housing, community housing, Indigenous or Aboriginal housing, and crisis and emergency accommodation.

Although this type of accommodation is essential within the community overall, it is concluded that any new accommodation units will be placed within the existing and future residential zoned areas. A number of state based strategies will be required to implement social housing including house procurement or new construction, community housing as managed by non – profit organisations, community disability housing, Aboriginal housing and aged housing. The State

Government agencies that review social housing requirements will be advised of the strategy to assist in their utilization of future social housing needs.

Crisis and emergency accommodation options are further addressed in the Community Social Plan.

2.7 Rural Residential Housing

Rural residential subdivision has been a large part of the Gloucester Housing market over the past three years. As reported in the LES, most land that can be subdivided in the Rural Residential zoning has been taken up and being developed or sold from the plan.

Rural residential development is a land hungry form of development and under the Gloucester Local Environmental Plan 2000 requires an area of 4000 square metres if sewerered or 8000 square metres if unsewered. The ratio of dwelling units per hectare is small and can impose additional long term costs on the community due to environmental controls and upgrading of infrastructure to service these lots.



Photo 4: Rural residential housing is land hungry and increases the costs to the community to provide and maintain infrastructure.

It is proposed in this strategy that the use of further rural residential land be limit to areas that currently adjoin existing zoned land and be utilized to act as a buffer between rural land uses and urban zonings. The infill of adjoining lands shall also allow the protection of environmentally sensitive land areas and habitat zones identified in other studies.

The zoning of rural residential land areas will assist to provide improvements to existing infrastructure and allow the cost recovery of required infrastructure to be installed to improve environmental management and health considerations. This land will also add to the variety of land options and dwelling units to meet the long term market demands.

2.8 Rural Life Style Housing

Rural life style housing (Local Environmental Study (LES) s6.6.8 Agribusiness lots) is an area that has been requested for review by both the development sector and the rural community. The requests have developed due to the changing focus of agriculture in this area, from that of the traditional forms of dairying and beef cattle production to small intensive agricultural forms.

The Gloucester LEP 2000 sets the minimum subdividable land areas for rural and environmental protection zones as 100 Ha. As shown in Table 1, the rural land areas above 200 Ha in area total 259 holdings. These results are based on land holdings for rating purposes and many of these holdings are presently subdivided into areas of 100 Ha each containing a dwelling entitlement. As stated in the LES, many new residents who require agricultural land for small scale intensive farming activities are purchasing land areas of 100Ha or greater to use predominantly to construct a dwelling and supplement other incomes with boutique farming activities or minimal cattle production. It has become evident in this area, that the sale of these smaller land areas has caused an improvement in the management of the traditional properties. New owners are repairing fencing, under taking pasture improvement and stocking properties with cattle to a greater intensity due to the improvements.

The problem with the utilisation of land areas of 100 Ha for generally dwelling construction is that the land available for agricultural activities requiring larger parcels is becoming limited and very expensive. Due to this rise in land value, the purchase of land for traditional agriculture is no longer viable, as a greater return is being realised from the subdivision and sale of the land.

This poses the question, should zones be created to permit smaller intensive agricultural activity and dwelling entitlements to slow the future subdivision of larger parcels into 100 Ha land areas. It is considered that if these zones are created then they should be self sufficient in the provision of water and on site waste water disposal. They should also be self sufficient in water for stock and cropping activities without the need to draw water from the river and creek systems. Further that the land that is made available is not prime cropping or grazing lands and has environmental protection requirements incorporated at subdivision stage.



Photo 5: Rural Lifestyle land could provide options in the future to allow smaller intensive farming activities

Although the demand for small blocks is slowing due to the large release of concessional allotments across the rural landscape, it is considered for this report and for future reviews that areas of 20 and 40 Ha could be made available in restricted zoned areas, having a combination of two 40 Ha blocks and one 20Ha block for each 100 Ha area being subdivided. This would provide for a housing density of three dwellings per 100 Ha rather than the current ration of one per 100 Ha. To further ensure that the right to farm is not impacted by purely residential uses, Council through the subdivision process would be required to imposed conditions on the development that ensure that agriculture takes precedence and that buffers are provided to reduce impacts from property to property. These buffers may utilize tree planting and vegetation corridors along with environmental protection measures.

The greater density of development in the zoned areas could assist to develop a sense of community and improve the serviceability of road infrastructure, garbage collection, rural bus services and community aspects of rural living such as membership of rural fire services and community groups.

2.9 Rural Housing

As detailed in the above section, many rural properties have been subdivided to meet the minimum requirements of 100 Ha to obtain a dwelling entitlement under the Gloucester Local Environmental Plan 2000 (LEP). The LEP also allows the subdivision of concessional lots or hobby farm lots from land holdings that are over 100 Ha in area and have not changed since 1976 (clause 28) and allows dwellings to be constructed on a parcel of land if it has not changed since 1969.

The development concessions available and the subdivision of lots to obtain a dwelling entitlement have resulted in a progressive change to the agricultural landscape in Gloucester Shire. The traditional farms that have been impacted by government policy and economic change are now developing as residential lots with agriculture as a supplementary activity. This agricultural change has fragmented traditional agriculture; however is allowing the emergence of a variety of agricultural industries to develop as indicated in the Local Environmental Study.



Photo 6: New residents are purchasing rural allotments to develop as hobby farms potentially reducing the agricultural viability and production of these land areas in the future.

Rural housing is developing and is taking a number of forms, from weekend occupation of caravans and rural sheds to the construction of large homes and entertaining facilities. An emergence of home business operations is occurring as people are opting out of city life and running businesses partly from the rural

home. Other permanent business opportunities are growing in the boutique agricultural sector and in bed and breakfast, farm stays and tourism ventures.

New rural housing does have the draw back of conflicts with agricultural activities as to times of operation of machinery, fertilizer spreading, spray control and burning off of vegetation. Generally complaints have been received by Council from new residents who have purchased land for life style reasons and have not recognized the right to farm principle. These complaints are very small in number.

The positives of new rural housing is that rural areas that experienced a decline in population have been revitalized by new residents who are adding to rural activities, joining the rural fire service and participating in local activities in there respective community groups. This revitalization of rural communities is a positive transition.

2.9.1 Rural Housing Options

Rural housing options have been reviewed as to the restrictions of the LEP 2000 in that only one dwelling per 100 Ha properties is permitted. Council has received a large number of enquiries to permit two dwellings on the property to allow for a farm manager and owners residences. As Gloucester Shire has a large number of non resident land owners, the request to allow a farm manager to live on the property in their own accommodation is becoming more relevant. Council currently views these applications in accordance with clause 29 of the LEP which requires justification as to use and the employment of a person to manage the property. Due to the size of properties it is difficult to justify employment under traditional agriculture considerations. However with the emergence of new forms of intensive agriculture, such as aquiculture and viticulture, a permanent employee could be justified on a property of 100 Ha in area.

The use of rural land for associated housing will also increase the housing densities and provide accommodation for the agricultural workers and their families who may not be able to afford to purchase or rent residential housing off the farm.

2.10 Rural Villages

Gloucester Shire has a number of rural village areas currently listed in its Local Environmental Plan that operate under distinct zonings that has in the past allowed the management of these areas. The villages of Barrington and Stratford operate as a 2(v) zone and the village areas of Bundook, Copeland and Craven have been zoned as 1(a) rural.

Barrington is one of the areas identified by this plan as a growth area and currently is supplied with a town water supply. Due to environmental issues and surveys conducted of the residents in this area it is required to be provided with a sewerage system. Barrington operates as a residential area and has a small commercial area that meets local and tourism requirements. It is considered that as the village is within close proximity to Gloucester that the commercial area of Barrington will not be increased above the existing area. Residential growth is available as a staged release based on demand and housing development.

The current land zoning permits subdivision of 2000 square metres or greater to gain a dwelling entitlement. It is considered that Barrington Village will become a low density residential area under the new LEP, with land subdivisions the same as the residential areas of Gloucester. This change in zoning and land size for a dwelling entitlement shall allow Council and the community to off set the costs of providing an upgraded water supply to meet public health standards and to supply a sewage scheme to replace the septic systems that are causing environmental and health issues.

Stratford Village is located to the south of Gloucester and is located within Coal Authorisation Area #311. Stratford Coal operates an open cut mine adjacent to the village area, which with increased development of the coal area may impact to a greater extent on the village area.

The village has adequate land area for the development of future residential buildings. The current land area size available in the 2(v) zone is 2000 square metres. Stratford has been identified by the community as an area of limited growth that should be limited by the current village size.

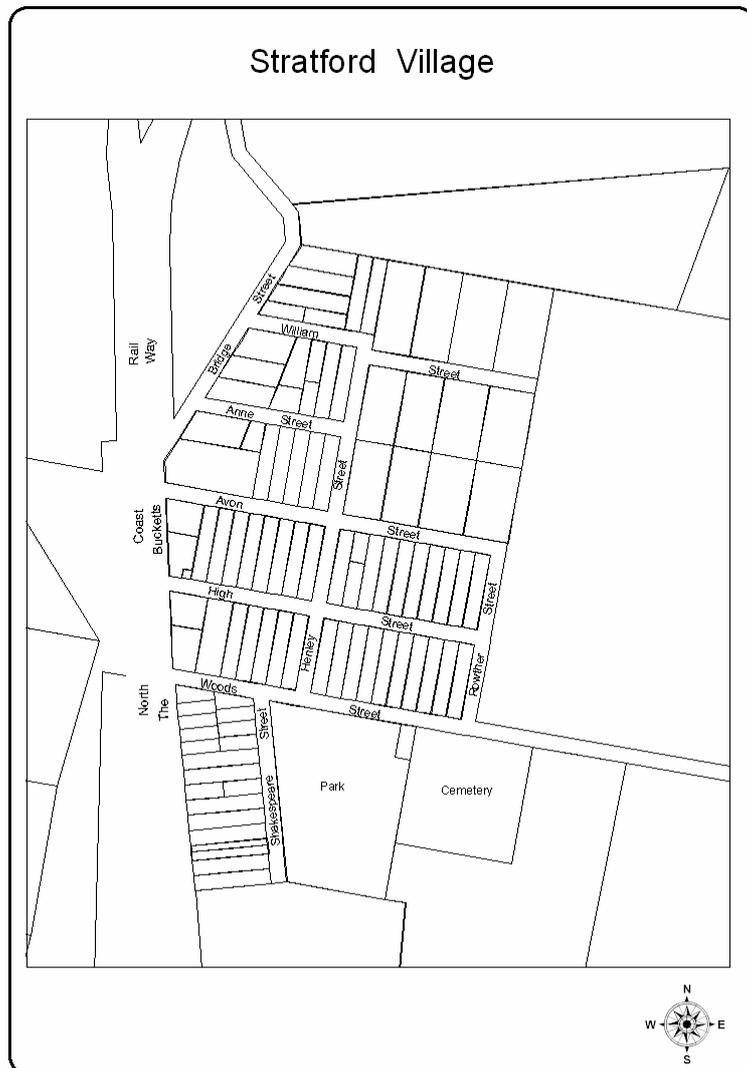


Figure 1. Stratford Village Map

Bundook village is located to the north of Gloucester and has until recently been limited in its development due to location and in that the road network servicing this area was unsealed. Bundook has begun to develop due to the small lots available within the village area, the lower cost of land and that the road network is generally improving. It is estimated that 70 lots exist under the current Gloucester LEP 2000 that could be developed for residential purposes.

Due to the soil types and unavailability of a town sewerage system, it is considered that the development of this many dwelling units would result in environmental problems and pollution of water ways and human health concerns. A review of the land ownership of the village, identified that the land owners could benefit from the creation of land areas of 8,000 square metres before a dwelling entitlement is available. The current subdividable area in Bundook is 100 Ha to obtain a dwelling entitlement, unless the land was created prior to 17 October 1969. As most land was created prior to 1969, the removal of this concession and the requirement to have a minimum allotment area of 8,000 square metres will assist in reducing environmental and health impacts in the future.

Bundook is becoming an area for development, and Council by allowing dwellings on areas of 8,000 square metres, can identify the total development potential and cost in the services and needs for this village.



Figure 2: Bundook village as shown in this figure could be considered as an area of rural residential development to allow greater control of development into the future and allow the Council and community to address infrastructure and social needs.

Copeland Village is a historic area located to the west of Gloucester and Barrington that developed from the gold and timber resources in the surrounding hills. Many areas of land exist as historical parcels that may be developed under the concession in the LEP2000 as with Bundook village. Copeland currently has 24 dwellings located within the defined village area and due to the limited number generally do not create environmental problems. An increased

development potential has occurred over the past three years to the point where a review of development potential and impacts need to be reviewed.

The Copeland area has a high heritage value and lends itself to being protected by a local heritage conservation zone. This zone would restrict development to encourage preservation of the historic features of the village and encourage sustainable tourism options. NSW National Parks and Wildlife Service have acquired the historic Mountain Maid Gold mine at Copeland as a State Conservation area.

Due to the importance of the village area, Council may wish to consider the development of conservation guidelines, restrict development to minimum areas of 100 Ha as required under the LEP 2000 and remove any concessions that permit smaller land areas to be developed.

Craven Village is located to the south of Gloucester and Stratford and developed as a timber mill town along the rail way. Craven is limited in its growth potential as the area is zoned 1(a) and subdivisions must meet the minimum area of 100Ha. A large number of vacant lots exist in Craven with most dwellings located along the Buckets Way.

Craven is located south of the Stratford Coal mining area and is within the Coal Authorisation Area #311. The development of Craven should remain limited to reduce impacts of mining on residents and to allow the utilisation of coal resources located in the valley. Craven has been identified by the community as an area of limited growth that should be limited by the current village size.

2.11 Manufactured Home Estates

Manufactured homes estates are a contemporary form of medium density residential housing that provides an alternative to traditional housing arrangements and is an affordable housing type that occurs within a purpose built environment. Traditionally manufactured home estates developed from caravan park environments on land that may have had a greater value to the community. Gloucester Shire does not have a manufactured home estate although permanent caravans and mobile homes are located at the Gloucester Holiday Park.

Residential parks are an important provider of accommodation for older people; people living alone and people on fixed-incomes. Residential parks also provide the social networks and support that contribute to a sense of community for residents. Residential park residents have a higher rate of full home ownership than the broader population but are vulnerable to becoming homeless in a way that other homeowners are not, due to the land ownership arrangements.



Photo 7: Manufactured Homes estates provide for long term accommodation at a reduced cost to set up and can allow for low cost accommodation options.

Although Council has not been contacted in relation to the development of a manufactured homes estate within the past two years, a number of residents currently residing in such estates on the NSW Central Coast have enquired as to the ability to relocate to an estate in this council area.

To ensure that the estates meet the minimum requirements as an affordable housing alternative, the estate would need to be provided with reticulated water, a reticulated sewerage system, drainage, electricity, adequate public transport, and access to community or onsite facilities to meet all age group requirements. The location of the estate would also need to address its locational attributes, impacts on infrastructure, landscapes and water ways.

Due to the flooding aspects of Gloucester, a limited area exists where a manufactured Homes estate could be located to meet the servicing requirements. It is considered that one area is potentially feasible to meet all the requirements and this is located as per Annexure 3. The size of the land area will limit the development of the estate but would allow for an affordable housing alternative to be developed privately by rezoning land for this purpose. This land has been identified due to its location and potential lower cost to purchase and develop and to existing services, such as water, sewer and community facilities.

3.0 Key Issues, Opportunities and Challenges

3.1 Dwelling Demand into the Future

The estimation and prediction of residential land use and dwelling constructions for Gloucester Shire is a difficult task, which has been made more difficult by the recent developments in the Shire due to a local, regional and global boom in dwelling and land purchases.

In forecasting the dwelling demands for Gloucester Shire a number of factors as described above need to be assessed and this is undertaken by reference to historical trend analysis, changes in age types and needs and community expectations for social, environmental and commercial service obligations.

As the Shire is generally a rural area, the impacts on the right to farm and development restrictions on future residential development need to also be assessed. Annexure 6 provides a list of set back criteria from working properties and industrial areas that could be established in a Development Control Plan.

3.1.1 Subdivision

Gloucester Shire Council area has recently under gone an unprecedented amount of subdivision development that can only be related to the National trend for people to purchase land and housing for future retirement or life style change. This level of land development has resulted in many areas being subdivided much earlier than was estimated in the preparation of the Local Environmental Plan 2000.

At the time of preparation of the LEP 2000 it was estimated that the land reserve would last for a period in excess of 20 years due to the very slow development occurring and that the predicted population of the area was in decline. The recent land releases has resulted in almost all zoned residential and rural residential land being developed or subject to a development application. The following graph of subdivision approvals indicates the number of lots created each year.

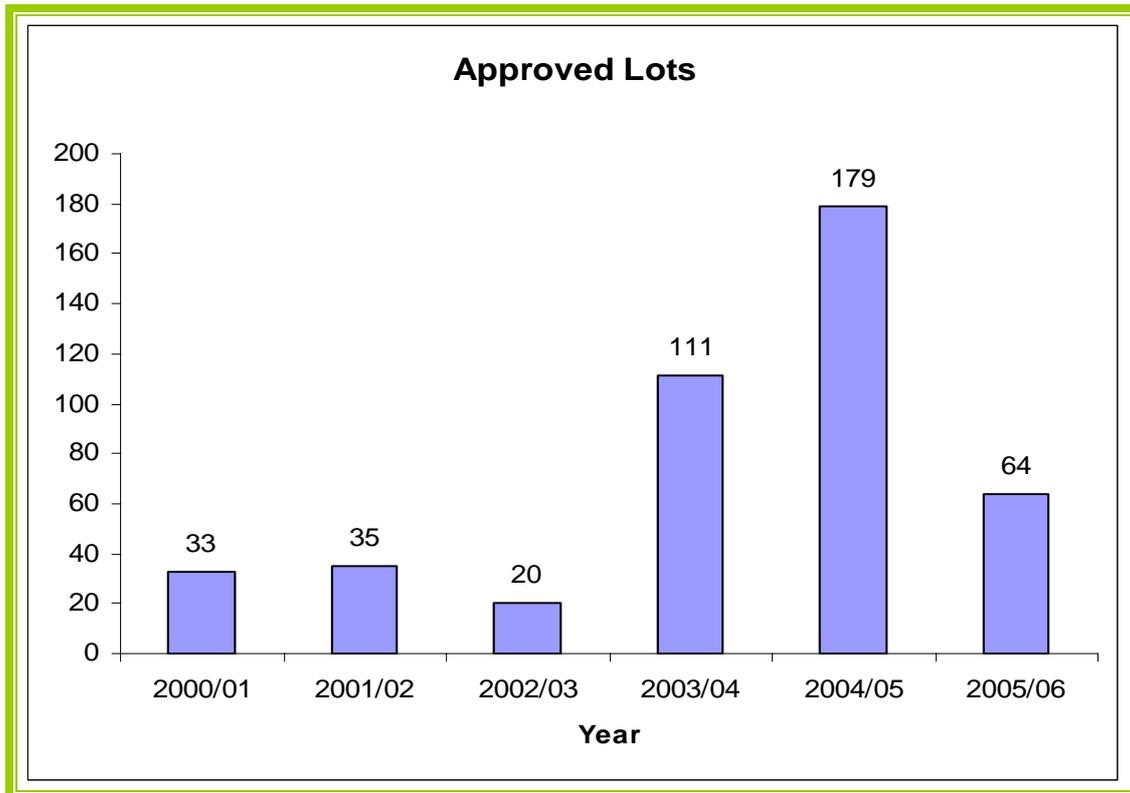


Table 4: Subdivision Approvals per lot / year

3.1.2 Dwelling Approvals

As with subdivisions a flow on effect of dwelling approvals has similarly begun to increase. The following graph indicates the number of dwelling approvals over the past five years and the location where the dwellings are being constructed. It is considered that a slight down turn in dwelling approvals will occur to that of the peak in 2004/05 however a constant level of 40 dwellings per year has been estimated to continue to occur each year for comparative analysis determinations.

The majority of dwelling approvals over the period has been in the single storey three to four bedroom single occupancy type or conventional dwelling. The construction of units, town houses and walk up residential flats has been limited and reflect the local needs of the population over this period.

The development of future residential buildings should reflect a change in the population demographics as many new people have purchased land and are moving for a change in life style. Due to the increasing age of new residents, a change in residential demand will begin to develop from the more expansive rural and rural residential developments to smaller house and land packages and unit

developments. The estimated 40 dwellings per year will include all forms of residential accommodation types.

Table 5: Number of New Dwelling Applications Lodged Within the Financial Year					
	Zone	Zone	Zone	Zone	
	2a	2v	1a+7d	1c	Total
2000-2001	3	0	17	6	26
2001-2002	8	1	16	2	27
2002-2003	5	0	15	12	32
2003-2004	6	1	19	12	38
2004-2005	20	0	21	9	50
2005-2006	8	0	18	10	36
2006-	3	0	8	5	16

Table 5: Number of New Dwelling Applications Lodged Within the Financial Year

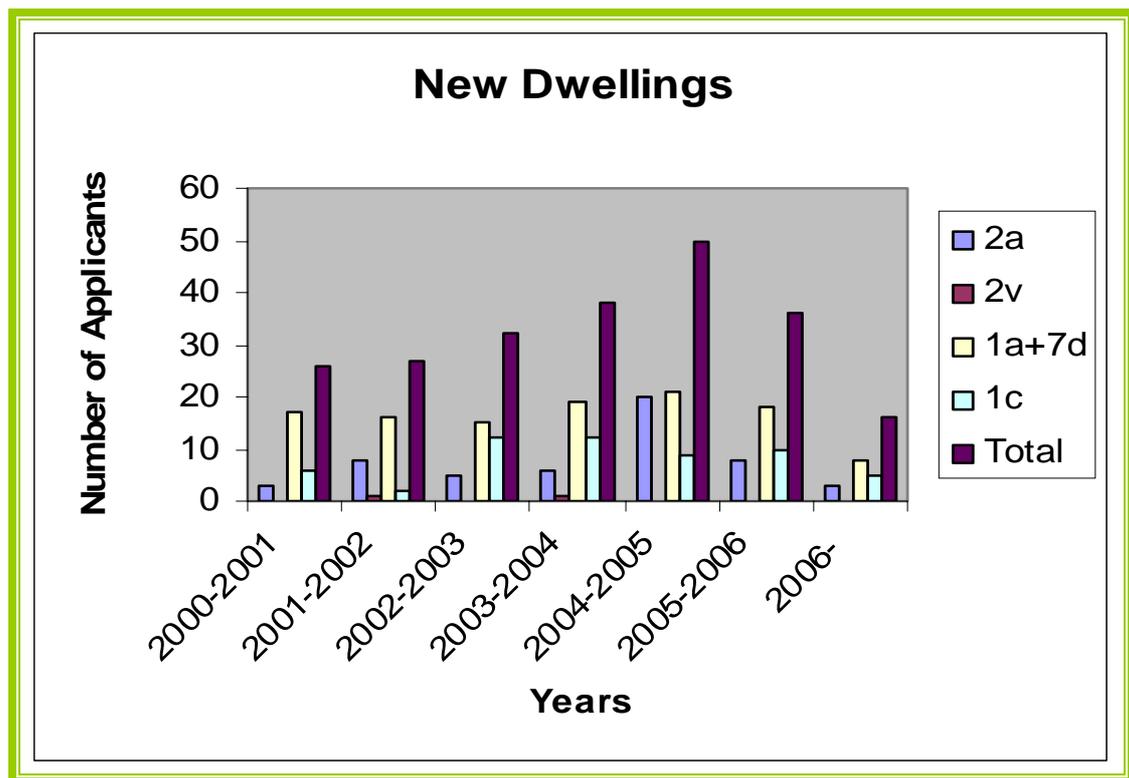


Table 6: Number of New Dwelling Applications Lodged Within the Financial Year

3.1.3 Comparative Analysis. Subdivision Approvals vs. Dwellings Approved 2000/2005

As indicated in Tables 4 and 5 for subdivision and dwelling construction, a large gap exists between the release of land and the approval of dwellings. In the period between 2000 and 2005 approximately 580 lots of land were approved with a large number of these being registered and offered for sale. During the same period approximately 209 dwellings were approved for construction. The construction of the dwellings was not exclusively to be built on new land releases but also on the existing land bank that had been in existence for many years.

At a dwelling construction rate of 40 new dwellings per year the time remaining to take up the land approved for subdivision will allow a land bank of approximately 14 to 276 years depending on the location of land and the village. This does not include the construction of dwellings on land that existed prior to 2000 with a dwelling entitlement. The land bank is not entirely known due to agricultural land areas and this will extend out the nine year period.

3.1.4 Residential Demand and Supply based on Trend Analysis

Ratio Consultants as part of the Commercial and Industrial Land Use Strategy was asked to estimate the total housing stock and population increases expected for the shire. Table 7, indicates the results. It is estimated that the total dwelling stock will rise progressively from 2019 in 2006 to 3308 in 2031 being an increase of 1289 dwelling units or approximately 51 dwellings per year. To remain on the conservative side an estimated dwelling unit construction rate of 40 per year has been used in the analysis of the land bank take up and land release requirements.

Based on the population growth rates and the estimated dwelling construction levels for the future the residential demand for land and alternative forms of accommodation can be achieved with the current available land bank and by amendments to the Gloucester Local Environmental Plan to allow smaller land sizes to create smaller lots to allow urban consolidation. Ratio Consultants indicated in the Commercial Strategy that the areas surrounding the commercial area should be reviewed to allow a greater residential density to assist in the transition phases of life from the larger dwelling units to smaller more manageable residential developments. Similarly, an approved and amended aged and residential concept exists for the Buckets Road Jacks Road area which will allow the accommodation of 100 residential units for aged persons. The development of this area would meet a very long term need for smaller residential buildings, however it will require a greater level of infrastructure to service the community at this location, including transport and support services.

Table 7
Gloucester SLA
Projected Total Dwelling Stock, Households and Resident Population (2001-2031)

Year ended 30 June	Total Dwelling Stock	Occupied Dwellings		Yield Rate (Persons/Occupied Dwelling)	Estimated Resident Population* (ERP)
		% Total Dwelling Stock	No. Households		No. Persons
2001	2,273	82.7	1,879	2.576	4,840
2006	2,432	83.0	2,019	2.486	5,020
2011	2,607	85.0	2,216	2.396	5,310
2016	2,807	87.0	2,442	2.324	5,680
2021	3,032	89.0	2,698	2.252	6,080
2026	3,282	91.0	2,987	2.196	6,560
2031	3,557	93.0	3,308	2.139	7,080

*Rounded to the nearest 10 units

Source: Ratio 2006

3.1.5 Notional Population Increase Projections

Council has prepared a number of reports for the review of the Local Environmental Plan that has notional population increases for Gloucester Shire Council. The most conservative increase is predicted by the Department of Planning and the comparison rates have been taken from the Commercial / retail strategy prepared by Ratio Consultants in January 2006. The following graph indicates the projected growth rates as shown in Table 8.

The predicted population cap proposed by the Gloucester Shire community was established at 10,000 – 12,000 persons. The estimated populations shown by both the Department of Planning and Ratio Consultants is well below the communities' upper level.

The notional population has been assessed at 7,000 persons for the land release and infrastructure components of this report. A maximum population increase has been used to assess the demands for water and for disposal of waste water and other services such as garbage.

Table 8
Gloucester SLA
Comparison of Population Projections

Reference	Estimated Resident Population (No. Persons)						
	2001	2006	2011	1016	1021	2026	2031
DIPNR*	4,930	4,980	4,980	4,990	5,010	5,040	5,050
Ratio Consultants Pty Ltd (October 2005)	4,840	5,020	5,310	5,680	6,080	6,560	7,080

Source: Ratio 2006

*Department of Infrastructure, Planning Natural Resources (New South Wales Statistical Local Area Population Projections 2001-2031, Transport and Population Data Centre, 2004).

3.2 Dwelling Supply Analysis (2005 – 2031)

Gloucester Shires proposed changes in population brings with it a change to the types of housing demands. Whilst some people will require the traditional detached house on a suburban block, a demand for multi unit housing will develop as the community ages, where reduced land areas, gardens and maintenance is sort.

By increasing its housing densities per hectare by urban consolidation, Gloucester Shire can address the changing needs of the population which could assist in attracting new residents looking for an alternative liveability region. By having a variety of house hold sizes available it may enable residents to change house hold types as their life styles change over time, whilst remaining within the community and the social networks they have developed. It also allows Council the ability to utilise services in a more sustainable and cost effective way.

3.2.1 Estimate of Total Housing Demand Based on Established Population Projections (2031)

As shown in Table 7, the estimated yield or persons per dwelling shall progressively decline over the projection period. It is also estimated that due to the aging population that a change will occur in the accommodation requirements of the community and smaller dwelling demand will increase. As shown in Table 7 the number of dwelling units required to meet the population growth will increase from 2,432 in 2006 to 3,557 in 2031 being 1125 dwelling units or approximately 45 dwelling units per year.

The make up of the dwelling units will be market driven and Council should ensure that a variety of dwelling types can be developed. Land release areas shall need to allow for design flexibility to allow traditional dwellings, duplexes, and increased density unit development.

It is considered that due to the rural nature of Gloucester Shire, that traditional dwelling types will be the dominant dwelling type required and Council needs to review land area requirements to meet sustainable use of land and services.

3.2.2 Existing and Potential Residential Supply Analysis (2005)

A survey of the existing and potential lots available for development has been undertaken as shown in the following graphs.

Based on this information, Table 9 indicates that a potential lot yield of 177 lots is available and of these 5 lots in Gloucester could be developed to allow multi

residences and an approved development application exists to allow 100 aged units on the edge of Gloucester town ship.

Land Use Based on	Potential number of Dwellings that could be constructed	Potential number of Med. Density that could be constructed	Aged Units
Existing Vacant Land & Lot Sizes		>1000m2	
2a Gloucester (incl. Reeves stg.2&3)	128	5	
2v Barrington	6	0	
1c Barrington	6	0	
1a Bundook (@ 8000m2 lots*)	17	0	
2v Stratford	20	0	
1a Stratford (as is)	0	0	
Aged Estate Buckets Way**	0	0	100
Total	177	5	100
*The consolidation of land areas under current ownership or existing lots above 8000m2 in Bundook			
** Number of units being reviewed by applicants			

Table 9: The number of vacant lots as exists at Nov 2005

Table 10 identifies the number of potential lots at the minimum lot sizes available under the Gloucester LEP 2000 as at Nov 2005. The minimum lot sizes can not realistically be achieved as many land parcels have dwellings constructed upon them. Subdivisions such as Reeves stages 2 and 3 could be redeveloped to meet the minimum lot size under the LEP. This would yield a ratio of approximately 12- 14 lots per hectare excluding roads and infrastructure requirements. A total lot yield of 248 is not achievable in the developed town area.

An amalgamation of lots to create larger land parcels is possible to develop lots over 1000 square metres. This would allow units or duplexes to be developed within the Gloucester town boundaries and improve the number of dwellings per hectare. Due to the current land values and potential to sell residential flat buildings, this market is very limited as at 2006 however it may improve with more attractable developments.

Potential Land Use Based on	Potential number of Dwellings that could be constructed	Potential number of Med. Density that could be constructed	Aged Units
Existing Vacant Land at Min. Lot Sizes		lots>1000m2*	
2a Gloucester (incl. Reeves stg.2&3) @ 550m2	135	5	
2v Barrington	8	0	
1c Barrington	49	0	
1a Bundock @ 8000m2 / Dwelling	17	0	
2v Stratford	30	0	
1a Stratford (lots consolidated & rezoned 2v)	9	0	
Aged Estate Buckets Way	0	0	**100
Total	248	5	100
* This number could increase significantly by amalgamation of adjoining vacant lots in future extensions of Woodward St, Shedden Cl, Denison St etc			
** Number of units being reviewed by applicants			
The numbers given refer to lots, not individual dwellings, as this could vary according to the number of rooms per flat or unit.			

Table 10: The number of potential lots at the minimum lot sizes available in the Gloucester LEP 2000 as at Nov 2005.

Table 11, indicates the potential number of lots if minimum land areas are created to allow maximum development potential including the re subdivision of existing vacant land parcels.

A potential exists for land areas to be increased over the LEP 2000 minimum of 1000metres squared to allow residential flat development to occur and this could allow up to 59 lots to be created over all. As many of these land areas adjoin, it is preferable to have a range of lot sizes to distribute development types rather than create development project areas.

The village of Barrington has an existing potential to develop as areas are currently zoned 1(c) and based on the minimum unsewered area of 8000 square metres it can be develop into approximately 89 lots. This is considered to be excessive taking into account the soil type and the potential for public health nuisances that arise from over land waste water flows. The greatest solution for the control of effluent is for Council to provide an integrated water and sewerage system and develop Barrington as standard residential land sizes of greater than 500 metres squared therefore increasing sustainable resource use for an additional 300 lots. The original rural

residential areas should be sewered and allowed to reduce to 4000 square metres as required to improve the services potential and reduce nuisances. The Table 11 indicates maximum lot yield potential if all zoned land was subdivided into smaller parcels.

The area of Stratford Village has the potential to develop within its existing area and this could allow approximately 92 dwellings overall. This would place stress on the land use in Stratford due to soil types and that the village is located within the Gloucester Coal Mining Lease area and may potentially be subject to mine activity. The village of Bundook has an existing potential to grow and this is becoming more evident since Council has improved access. The village should be planned for controlled expansion and rezoned to rural residential having an area no smaller than 8000 square metres. This would yield approximately 32 lots with dwelling entitlement. This allows a greater economic serviceability to the Village than presently exists due to the adhoc development being undertaken in this area.

Potential (incl. existing) Land Use Based on	Dwellings	Med. Density	Aged Units
All Land at Minimum Lot Sizes		lots>1000m2*	
2a Gloucester (incl. Reeves stg.2&3) @ 550m2	1139	59	
2a Barrington @ 500 m2	300		
2v Barrington @ 2000m2	75	0	
1c Barrington @ 8000m2	89	0	
1c Barrington @ 4000m2 (water & sewer)	191	0	
1a Bundook @ 8000m2	32	0	
2v Stratford @ 2000m2	92	0	
Aged Estate Buckets Way	0	0	**100
Total	1527/1629	59	100
*Number of existing Med. Density blocks includes			
Flats/Units & Aged Care			
** Number of units being reviewed by applicants			

Table 11: The potential number of lots if minimum land areas are created to allow maximum development potential including the re subdivision of existing land parcels.

Subdivisions	Number of Lots		Built (Nov. 2005)	Vacant (Nov. 2005)	Total (Nov 2005)	Potential Lots		
	4000 to 7999m2	8000 m2 +				at 4000m2 (optimal)	at 2000m2 (optimal)	at 1000m2 (optimal)
Buckets Way (Wards River)	7	21	24	4	28	177	364	743
Forbesdale Area	8	20	15	13	28	93	203	418
Thunderbolt Estate	28	21	1	48	49	88	198	408
Avon River Estate	47	6	0	53	53	62	133	272
Golden Acres (Relfs Rd)	38	0	0	38	38	38	78	162
Irrawang Road	0	31	16	15	31	143	306	626
Meadows	24	18	11	31	42	107	222	455
Matcham Close	2	9	9	2	11	33	68	139
Total	154	126	76	204	280	741	1572	3223

Table 12: The existing and potential lot yield in the approved rural residential zones

Table 12 above indicates that in the approved 1(c) Rural Residential zone as at November 2005, 204 vacant lots existed that would allow a dwelling to be constructed. Many of these lots require septic tank systems to be installed and land areas are over 8000 square metres. Based on the estimated average number of dwellings being constructed (average of 11 dwellings per year) in the rural residential zone this available lot yield would last up to 2023.

If Council takes a proactive role and develops its infrastructure to provide a sewerage system to all rural residential lots around Gloucester than the potential lot yield based on a land area of 4000 squared metres could be as high as 741 lots. Based on this yield and the average number of dwellings being constructed (average of 11 dwellings per year) in the rural residential area, the available land bank would last until approximately 2072.

3.2.2.1 Estimate of Number of Years Supply in the Study Area

Based on the estimated figures and lot yield potential for each area the following number of lots is potentially possible with out a need to develop any further land. The number of years has been determined from July 2006 based on the average number of dwelling approvals expected for each area.

The Village of Barrington and Bundook would need to be rezoned to allow this level of development to occur. The existing rural residential zone to the west of Barrington Village would be rezoned therefore reducing the number of rural residential lots. Other areas would stay at the current zoning type. The number of lots includes land

The additional need for land must be monitored by Council to ensure that development does not over run the generalisations made by this report as to number of dwelling units constructed and time frames. It is reasonable to expect that the number of dwellings may escalate as the baby boomers retire in larger numbers and prepare to move to the area. This will cause a rise in dwelling numbers possibly in the years 2011 to 2021. Up to 2011 the number of dwellings will remain at an average of 40 per year, where as after this period it may rise to 50 dwellings per year.

Based on the estimated number of dwellings identified by Ratio Consultants in Table 7 the total number of additional dwellings to be constructed to meet population growth estimates between 2006 and 2031 will be 1289 dwelling units or 51 each year. These will be made up of dwellings in all zones and include houses, flats, town houses, duplexes, etc.

3.2.2.3 Estimate of Additional Land Area Required

To meet the requirements for an additional 1289 dwelling units Council will need to identify a land release strategy that supports the extension of infrastructure and meet the needs for sustainability.

From the tables above, a need for more land will need to be made in the village of Barrington to allow for up to 300 additional dwellings to cover the cost of construction and provision of reticulated water and sewerage disposal. The number of dwelling units will include standard dwelling types and residential units, duplexes, etc. Approximately one eighth of all dwelling units could be of a multi residential nature. The number of lots will include existing rural residential and new zoned land. The final number of land parcels will be influenced by environmental and social needs.

The rezoning of Bundook to a similar zone as rural residential to consolidate the village area and meet environmental controls. This would allow an additional 32 dwellings.

The remainder would be provided within the rural zones and within and around Gloucester. The amount of land required is difficult to determine at this point in time as the rural zone has an unknown land bank and Gloucester Township should be permitted to allow urban consolidation and a greater range of dwelling types to that currently permitted. The out standing number of dwelling units required is approximately 957. These would be split between the rural zones, Gloucester residential and rural residential and the village zones.

It has been estimated for this report only that the majority of new dwellings will be constructed in Gloucester. Based on these assumption, 75 lots will be for aged units (currently approved) and one eighth of the remainder will result from urban

consolidation or flat or duplex development (approximately 107 units), leaving 536 lots to be identified for future development.

Appendix 3 identifies the potential location for this land release and timing based on the information contained in the report. A balance of land use zones is identified to allow a range of dwellings to be developed.

3.2.3 Estimated Total Residential Buildings Required by 2031 by Zone

The estimated number of residential buildings to meet the population forecasts for 2031 is 1289. The estimates have been favoured towards a trend to have smaller lot sizes as would be created in Gloucester and Barrington due to the aging of the population. It is concluded that rural residential developments shall reduce over with new residents looking for rural residential land; purchasing existing properties and the occupants moving to smaller more manageable properties. Rural zones will still attract lifestyle occupants and although the number of lots available is unknown it is estimated that this sector will only slow gradually over the next 25 years.

The approximate number of lots (dwellings) per zone therefore estimated as:-

1(a) and 7(d) (rural and environment protection scenic)		190 (7 dwellings/yr)
1(c) (rural residential)		225 (9 dwellings/yr)
2(a) (residential) Aged Units (approved Development)		75 (3 dwellings/yr)
	Units, duplexes, etc	107 (4.3 dwellings/yr)
	Standard dwelling	536 (21.5 dwellings/yr)
2(v) (village) Stratford		8 (0.3 dwellings/yr)
	Bundook	8 (0.3 dwellings/yr)
	Barrington (residential zone)	120 (4.8 dwellings/yr)
	(rural residential zone)	20 (0.8 dwellings/yr)
	TOTAL LOTS	1289 (51.5 dwellings/yr)

3.2.4 Undeveloped Residential Land (2005)

Table 13 indicates the number of lots currently built upon for each town or village, the number of vacant lots existing as at November 2005 and the total lots created for each area.

Townships	Number of Lots		Total Lots (Nov 2005)
	Built Upon (Nov 2005)	Vacant (Nov. 2005)	
2a Gloucester (incl. Reeves stg.2&3)	963	128	1091
2v Barrington	48	6	54
1c Barrington	34	6	40
1a Bundook	23	56	79
2v Stratford	49	20	69
1a Stratford	4	16	20
Total	1121	232	1353

Table 13

3.2.4.1 Undeveloped Rural Residential land (2005)

Table 14 and 15 indicates the number of lots currently built upon, the number of vacant lots existing as at November 2005 and the total lots created for each area.

Subdivisions	Number of Lots		Built (Nov. 2005)	Vacant (Nov. 2005)	Total (Nov 2005)
	4000 to 7999m2	8000m2 +			
Buckets Way (Wards River)	7	21	24	4	28
Forbesdale Area	8	20	15	13	28
Thunderbolt Estate	28	21	1	48	49
Avon River Estate	47	6	0	53	53
Golden Acres (Relfs Rd)	38	0	0	38	38
Irrawang Road	0	31	16	15	31
Meadows	24	18	11	31	42
Matcham Close	2	9	9	2	11
Total	154	126	76	204	280

Table 14

3.2.5.2 Barrington

Based on the tables in 3.3.4 above and Estimated Total Residential Buildings Required by 2031 by Zone in 3.3.3 the land bank short fall for residential and rural residential land will be approximately:-

*	Units, duplexes, etc	7 new and existing lots
*	Standard dwelling	105 new and existing re subdivided lots
*	Rural residential	14 new lots

** Note: that for the calculation of land required for unit development a land parcel would have a minimum of two units

*** Note: that the rural residential lots in Barrington are 8000 metres squared or greater and with the supply of a sewerage disposal system to the village the required lots could be made available from existing zoned land. It is proposed that no new land would be zoned to provide the additional lots required for this form of development.

3.2.5.3 Bundook

Bundook will not require any new allotments as it is proposed to allow the consolidation of the existing parcels to obtain a dwelling entitlement for areas greater than 8000 square metres. This will allow approximately 32 dwellings in Bundook Village. As stated above the demand will be for approximately 8 dwellings by 2031.

3.3 Identification of Additional Land Requirements

3.3.1 Small Rural Allotments

Council has been requested by the community to identify changes to its local environmental plan to permit more than one dwelling on a rural property and it has also been requested to review the need for smaller land areas for intensive agricultural operations such as grapes, olives and live stock keeping.

The main issues that arise with reducing land areas below the minimum size of 100 Hectares required by the Local Environmental Plan are by what method does

Council determine who should get the advantage of the reduced land areas and how the community will service these zones.

It is anticipated that Council will need to review the need for smaller land areas at some future date, however it is evident from the Local Environmental Study that a demand exists and can be met for rural land areas from the existing stocks of land at or above 100 Hectares in area and from the available concessional allotments that have been created under LEP 2000. Many new land owners are purchasing these lots and operating them as a hobby farm or an intensive agricultural business. By reducing the land areas below the 100 Ha size it may increase the pressure on the rivers and creeks to provide riparian rights or regulation quotas.

It is concluded that at the time of writing this report that there is not sufficient information available to make an assessment on the water availability for small rural agricultural lots and that this should be reassessed in the future with the relevant state agencies controlling water regulation of the Manning River system.

3.4 Environmental Issues and Residential Development

Council has under take to review the impacts of future residential development on the general habitat around Gloucester. This report should be read in conjunction with the report prepared by Hunter Development Brokerage – Local Environmental Study, March 2006, Parsons Brinckerhoff – Grey Crowned Babbler Retention Plan, April 2006 and Gloucester Shire Council – Threatened Species Assessment Gloucester LGA, January 2006.

Council has identified a number of constraints to development in the areas of its Villages that include soil types and waste water disposal, erosion, a loss of vegetation, water demand and storm water disposal, and noise related issues from existing rail corridors and aerodrome facilities.

The attached zoning maps and land release strategy has been developed based on the above issues; and the infrastructure and development is costed on the basis to improve existing areas and potential problem areas in the future. These include the provision of sewerage to Barrington and Forbesdale Estate where septic systems are failing. The location of the long term development of east Gloucester to protect habitat areas by reducing development in specified areas, The protection of riverine corridors by maintaining environmental protection zones and costing storm water detention areas. The future development shall also need to assess the long term environmental impacts on the SEPP14 Wetland which drains to the Avon River. The impacts of storm water run off and residential development on this wet land will require tertiary treatment devices to be installed.

Setbacks have also been reviewed as to the North Coast rail corridor as to the new requirements for dwellings that allow a reduced distance of 60 metres as contained

in the NSW State Model Local Environmental Plan. An assessment had previously been undertaken by Council in response to the development of the Jacks Road Rural Residential areas as to noise impacts from the operation of the Gloucester airport. The Gloucester airport is a long established facility that existed well prior to the development of the Gloucester Local Environmental Plan 2000 and the rezoning of land for rural residential development. Council has been alerting potential land purchasers of noise impacts since the subdivision of land in Jacks Road although the area covered by the basic noise influence is greater and affects other rural residential land subdivisions. The map at Appendix 5 has been produced to identify potential noise developing from the existing general aviation airfield.

3.5 Neighbourhood Character

The development of a new Local Environmental Plan should support the development of neighbourhood character through the provision of a range of dwelling units that allow for a transit of residential movements from the traditional dwelling house through to flats or duplexes.

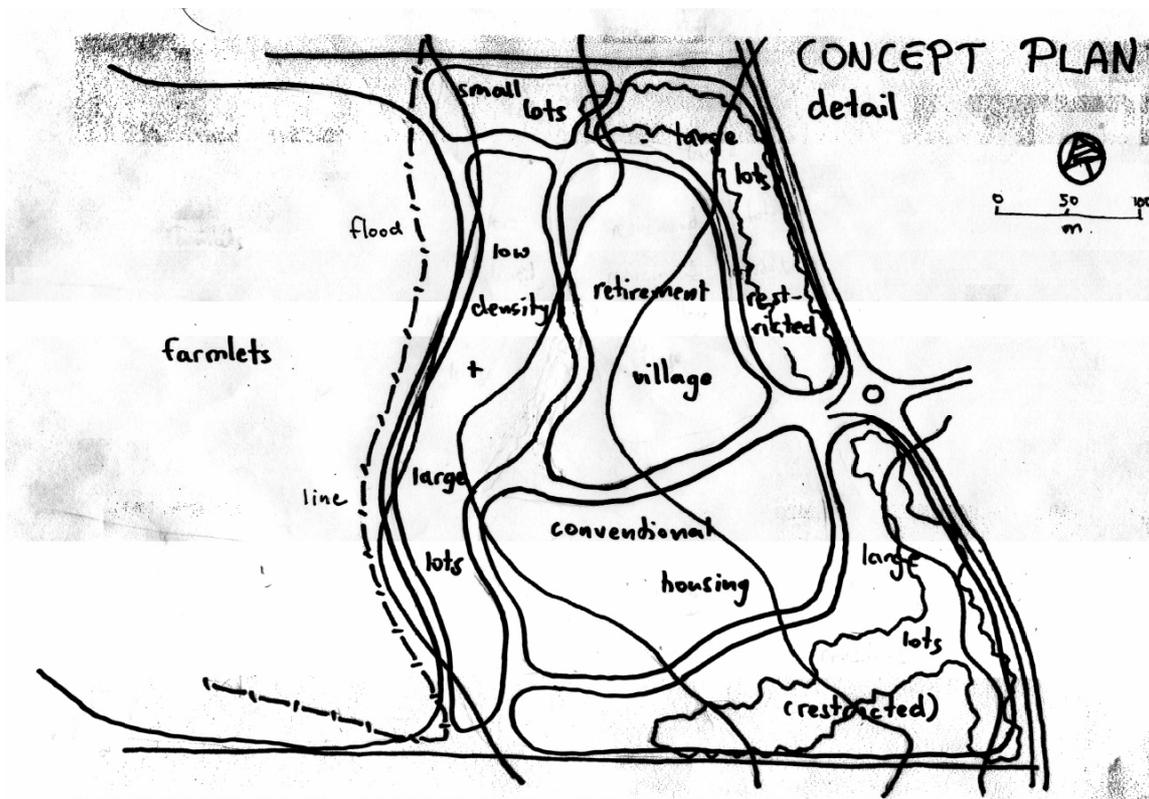
The commercial / industrial strategy has identified land areas surrounding Gloucester Commercial precinct that may be rezoned to allow a greater density of development to be permitted. This will also allow a residential character to develop and would meet the needs of an aging community as they would then be close to shops and other services without a need to use a car.

Any new development areas will need to be developed that permit recreation, bike and motorised scooter use, walking tracks and street plantings to enhance visual and social appeal. Open space areas will need to be well lit and encourage the use by the whole community to prevent unacceptable social behaviour from developing. Facilities would need to be developed that encourage all age groups to use the open space areas. Road and footpath networks should allow the communal use rather than promote through traffic. This will assist the residents of the street to associate with each other, allow play to occur in the street and street parties to occur. Open space links should be developed in subdivision plans to allow links between streets and to central park, sporting facility, or commercial areas. People should be encouraged to walk to facilities rather than drive or have adequate bike paths that allow connections to other facilities.

A redevelopment of Barrington will require walking and bike paths to connect to the commercial area of this village. These may be constructed along water courses to reduce environmental damage and allow rehabilitation to occur to these areas. The future development of Gloucester to the east has the potential of incorporating a neighbourhood master plan to allow for the planned development of this area.

The approved Aged Unit development on Buckets Way has been resubmitted to Council as part of this review process to look at its potential redesign to allow

residential dwellings to be incorporated into the over use of the property. From a neighbourhood character design, the integration of the aged units with a residential component would enhance the overall development as it allows a greater community interaction and support mechanism to develop. The locating of aged persons in an isolated location with out social support mechanisms around them could be detrimental to the occupants and reduce the security and sense of community that develops in a multi functional residential community. Council needs to consider the request for rezoning and could require a number of aged units to be developed prior to the release of residential parcels to ensure the balance in development is established.



Concept plan submitted to Council to incorporate a range of residential developments on the approved age care unit site on Buckets Way. Wakefield Planning April, 2006

3.6 Access to Services and Facilities

The assessment of this strategy has identified that the large majority of persons that will live in Gloucester Shire shall be over the age of 55 years during the period of this report. This is confirmed by studies carried out by NSW Local Government and Shires Association in to aging across the state and to surveys under taken with the Local Environmental Study by Hunter Development Brokerage 2006.

Council has commissioned documents to review service requirements for the future population including the Gloucester Shire Cultural Planning Frame Work 2006 – 2009.

Gloucester Shire has existing community and State provided services to meet health and social needs. These are referred to in supporting documents. Gloucester will need to enhance the aged services area and this should include the expansion of the senior citizens centre and provision of a social or community worker / planner to review community needs, interagency links and support services across the public health and social sectors. Council consulted with the community as to what they expected for service provision and facilities for an expanding population. The results are indicated in Appendix 7.

A developing need will arise in these areas to meet the aging needs of the community and planned development areas as indicated by community views, should incorporate accessible living and neighbourhood interaction. The aged Unit development on Buckets Way Gloucester, will need to include access and transport facilities to ensure that the residents do not become isolated from the over all community. In a planned development as proposed, community meeting points such as small parks with shade areas, accessible foot paths and seating need to be include. Transport links also need to be developed with community transport and public transport providers, medical and home assistance organisations.

Community aging will be a large issue for this Shire within the next 25 years, and Council will need to regularly review its contributions plans, and annual expenditure on improvements to infrastructure and services provided.

3.7 Constraints to Residential Development.

In the development of this report a number of general constraints have been identified that need to be reviewed by Council and the community. The overall constraints to development include the ability for the town to provide for a continual water supply to meet residential and industrial growth rates. The second major area is to provide for the safe treatment of waste water and to ensure that the current areas serviced by septic tank systems are collected, treated and disposed of in a sustainable method. The third factor is can the community really afford this increase in development. These issues have been addressed in the supplementary report prepared under consultation as to the costing of infrastructure developments for Gloucester, Barrington and surrounding areas.

3.8 Agricultural Land Use and Controls

Consideration has been given to the impacts that residential type developments have on the use and right to use agricultural lands for agricultural purposes.

The right to farm principle has been placed under significant pressure in many rural communities due to the influx of non farming families to an area and the rights of non farming people to stop normal farming practices. Similarly instances occur where a new farming process is commenced that conflicts with traditional farming methods due to chemical use and required controls or holding periods such as in live stock production.

To assist in reducing agricultural and industrial incidents in the Gloucester Shire Area a number of specified setbacks have been included in Appendix 6 of this report. Council should include these setback distances within its new Local Environmental Plan or within a new Development Control Plan.

3.9 Commercial and Industrial Impacts

Council has under take to review the impacts of future residential development on the commercial and industrial sectors. This report should be read in conjunction with the report prepared by Ratio Consultants - - Development Employment Land and Commercial / Retail Strategy: Business Study Gloucester CBD, January 2006.

4.0 Infrastructure Provision

4.1 Existing Infrastructure Resources

The development of a strategy to identify future housing and development locations requires the review of the existing infrastructure that exists within the towns and village areas and the limitations and costs to the community for the expansion of services.

The strategy has identified a need to improve water and sewerage services to Barrington Village and that the growth of Gloucester and its residential and rural residential areas will also place demands on water and sewerage services. The development of rural land for smaller farm areas and the extension of rural road lengths to isolated properties needs to be considered along with services such as waste collection, on site sewerage disposal (septics), and the protection of services provide by other organisations for the community generally.

4.2 Community Infrastructure Expectations

As part of the preparation of the new Local Environmental Plan, Council under took a number of community work shops to identify the communities opinion as to where they believed the Shire should be heading and how they wished development to be guided. As part of this process the community was asked what they identified as the main infrastructure expectations they believed needed to be reviewed to allow the Shire to grow both from a residential nature and from a commercial, tourism perspective.

Appendix 7, includes the comments from the community as to Infrastructure and service requirements. Council has undertaken the assessment of these areas in the consultants' reports and internal reports prepared for the LEP review.

4.3 Constraints to Infrastructure Provision

4.3.1 Water Supply

Gloucester water

Gloucester Shire Council operates two water reticulation schemes. The Gloucester water supply is obtained from direct pumping from the Barrington River. The supply is fully treated, including filtration, pH correction, chlorination and fluoridation and pumped, approximately 1.5km to the town of Gloucester.

The system has a headwork capacity of 4.5megalitres/day and currently services 2650 persons. The plant itself was constructed in 1935 and was augmented in 1981 to meet increased demands. There are three reservoirs with a total storage of

4.35megalitres. Pressure is low in some high areas and booster stations have been constructed to meet localised requirements.

The Gloucester Water Supply system relies on the flows in the Barrington River and although this river has a sound water supply, alternatives are being investigated.

Barrington water

Council also operates a water scheme in the village of Barrington, which was constructed in 1969. This scheme is under extreme pressure and has headwork design capacity to service only 72 premises, (160 persons), with 90 premises currently connected.

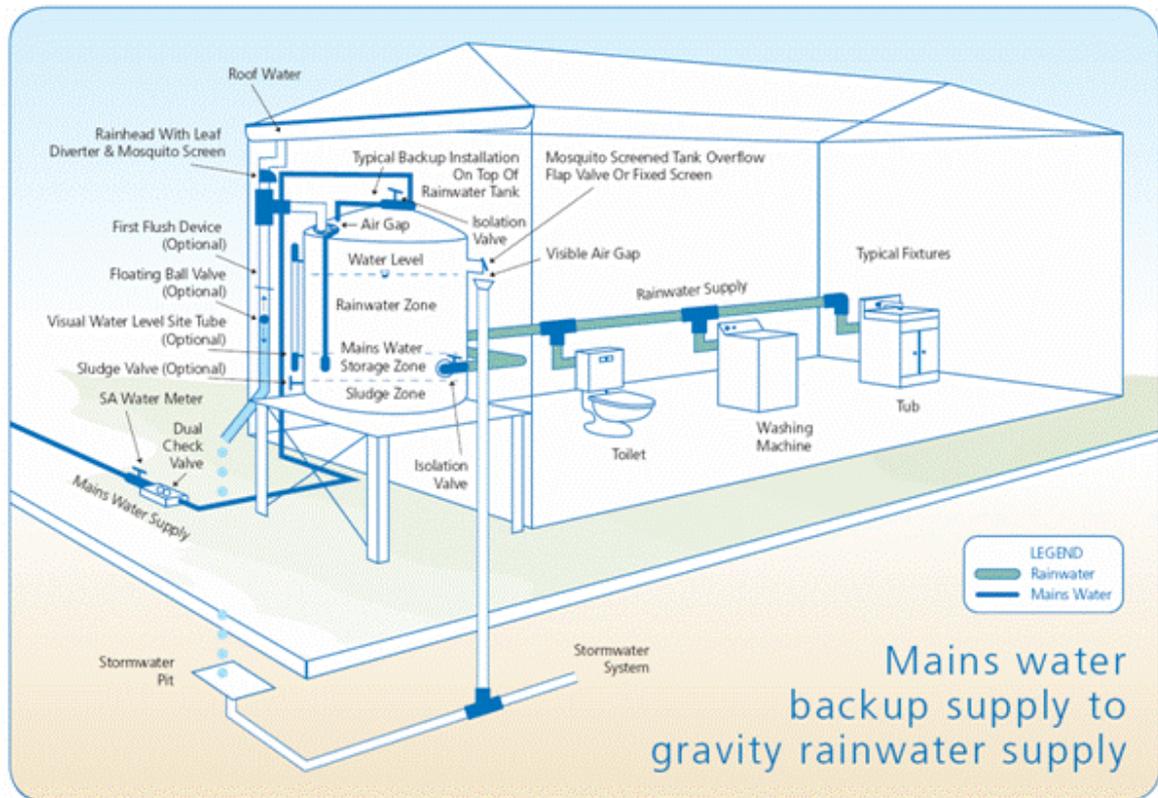
The scheme obtains water directly from the Barrington River and chlorinates the supply only. There is no filtration or fluoridation. A 0.13megalitre reservoir is constructed within the town and the rising main to the reservoir is used as off-takes for reticulated supply, which has caused problems in regard to controlling the water quality and increased turbidity through reversed flows.

Council is presently examining opportunities for the upgrading of this supply, which include the extension of the Gloucester town supply to Barrington, a distance of 6km. If the Barrington area continues to develop, water augmentation will be critical.

Rainwater Harvesting

Rainwater harvesting systems can include a variety of elements that can be chosen to suit the desired domestic rainwater uses. The NSW Department of Health does not prohibit the use of rainwater for any household purpose, but recommends that an adequately treated reticulated supply should be used for drinking purposes where available.

To reduce the reliance on the flow of water in the Barrington River and to reduce operational costs, the installation of rain water tanks to supplement a domestic water supply should be encouraged. This has a two fold benefit in that it reduces peak flows in rain events and reduces the pressure to meet supply demands across the villages, there fore requiring smaller reservoirs initially as the towns expand.



New dwellings are required to have a water tank of sufficient capacity to collect roof water under the NSW Governments commitment to BASIX. As shown in the image above, Basix requires the stored water to be connected to toilets, washing machines and other washing facilities and garden watering.

4.3.2 Reticulated Sewerage Systems

A sewerage reticulation system is provided in the township of Gloucester. The current plant, constructed in 1937 and augmented in 1984, was constructed to serve a projected population of 3000. The plant is a trickling filter type, with tertiary ponds and final polishing of the effluent, before disposal to the Barrington River.

An artificial wetlands was constructed in 1996 to reduce nutrient loads prior to final discharge to the river system. The effect of the wetlands is currently being monitored to improve performance and assist in the establishment of a management plan.

There are a number of rising mains throughout the town serviced by 5 pumping stations, which return sewage to the central sewerage treatment works. New subdivisions to the North and South of Gloucester are to be serviced by low pressure sewerage systems, these also return sewage to the central treatment works. With a current population served of 2,650 and the lots in the new

subdivisions, the sewage treatment works will be operating close to its design capacity.

Pressure systems are being installed in new rural residential subdivisions close to town where studies have shown on-site sewage management systems to be unsuitable due to land size and soil type. The subdivision of rural residential lots to smaller land areas will be required to utilise pressure sewerage systems to pump via a rising main then to the sewerage treatment plant.

4.3.3 On Site Sewerage Management Systems

Gloucester Shire like most rural councils has allowed the development of subdivisions for towns and villages, taking a minimalist cost view as to infrastructure provision and allowed the residents to take on the cost of provision of services such as on site waste water management. This has been satisfactory in many instances however as population and dwelling levels are expanded on a per hectare basis, environmental problems are arising due to soil saturation and the break down of waste water systems.

The evidence of environmental and public health concerns generally begins to show up on road sides, kerbs and from neighbour complaints due to visible water running along roads and across properties. Long term impacts become visible in creeks and other water courses with algal blooms and closure of water ways to recreational use.

Evidence of run off is occurring at Barrington Village and in some of the rural residential estates where on site sewerage management systems have been allowed.

As part of this strategy a review of land release areas and the reduction of rural residential lots to smaller areas has been made requiring the installation of a reticulated sewerage system suitable for that land use. The exception to this is Bundook which has been viewed to the consolidation of land to a minimum of 8000 square metres and this would require the provision of an on site waste water system that treats the waste water for surface or subsurface irrigation.

4.3.4 Storm Water Management

4.3.4.1 Urban Stormwater

Gloucester Shire contains the head waters for a number of river system and these system remain relatively unchanged and in pristine condition. With the development of the towns and villages it needs to be recognise that an increase in house holds, roads and run off will impact on the condition of the water ways.

Stormwater gathers up pollutants in run-off from a wide variety of sources, and it can therefore contain a cocktail of toxicants and contaminants, which are easily distributed to rivers and creeks. Stormwater can also carry bacteria from animal faeces, residual pesticides, herbicides, oil and grease.

Council has undertaken reviews of storm water in its villages and recognised that control works are required to existing storm water infrastructure and has begun to install arrestor systems at critical locations. Council also introduced a charge on all rates to assist in the cost of storm water rectification systems. Council requires as part of all new developments the installation of a rain water tank. This has a two fold purpose being the retention of storm water and the slowing of run off to creek and river systems and also to allow the use of the water for domestic or industrial uses. Storm water tanks are now a requirement of BASIX and assists the retention times for storm water release.

As part of the review of suitable locations for new land releases, the provision of storm water detention systems and pollution traps has been reviewed. The development of land to the east of Gloucester has a potential impact on the adjoining SEPP 14 Wet land and Avon River system. Application received for subdivisions are required to meet conditions for storm water retention, erosion control and revegetation of riparian areas to improve water quality and reduce long term impacts.

Detailed design and retention of storm water will be required for all developments in the future to ensure that the impacts on wet lands and river systems are minimised.



Photo 8 : Gross pollutant trap in Billabong Park Gloucester

4.3.4.1 Rural Run-off

Little is known about the extent or potential for run-off pollution from rural areas within the Shire. The largest threat to the river and tributaries is agriculture, tourism and onsite waste disposal systems connected to houses along the rivers and creeks. The impacts of the collective of these activities is easily identified where tourism such as camping and water based activities are held with out appropriate toilet facilities, due to animal keeping, ploughing of land and vegetation control and the failure of septic or inappropriate use of on site waste water treatment devices.

Although this is a generalisation due to the lack of substantiated research into water quality, it must be noted that the river systems provide the essential water and environmental aspects required by the community and visitors to this region and any degradation of the river systems will impact on water quality and appearance.

Rural activities such as tourism and intensive agriculture can be controlled by legislation along with the discharge from septic tank systems.

4.3.5 Road Network Requirements

Councils staff have undertaken a review of the population increases and the expected resident age that will occur into the future. From this assessment Council has sort advice from consultants as how to best develop and implement future road developments within the towns of Gloucester and Barrington. A review has also been undertaken as to the extension of rural roads to service a limited number of people across the shire.

The consultants are required to provide Council and the community with an estimate as to the expected long term costs of road extensions within the town areas and the development of appropriate infrastructure to support the expected growth. This report should be read in conjunction with this document.

The extension of the rural road network to new subdivisions has been discussed with Council as to the real costs associated with construction and maintenance of these roads. Due to the limited traffic on the roads and the high cost of repairs, Council considered in 2006 to require all rural roads to be upgrade to a two land tar seal in compliance with Auspec #1 as an interim measure until a new Section 94 contributions plan is developed. Council requires that the contributions plan reflects the true cost to the community to continue to allow rural subdivisions to occur and the long term maintenance of such roads.

4.3.6 Waste Management Services

Gloucester Shire Council undertakes waste management services under contract for domestic collections; drop off points and for the operation of the garbage depot. The area of collection services being domestic waste and recyclables is undertaken within a limited area of the shire generally related to the towns and villages of Gloucester, Barrington, Stratford and Craven and along roads linking these centres. Rural collections are not available.

Council owns and jointly operates the Gloucester Landfill and drop off point under contract. The depot location is between Gloucester and Barrington on the Thunderbolts Way. The location of the landfill is now being pressured by rural residential development and Council has undertaken a long term assessment with Greater Taree and Great Lakes Councils to identify the longer term development of a regional land fill and contracts of collection and operation.



Photo 9: Gloucester Land Fill and Quarry Operation August 2006

As part of the long term planning for waste management services, the Councils have identified the following areas of change;

- * Waste generation will stay per capita at current levels but will grow overall at a rate of approximately 3% in line with population growth and that strategies are put in place to reduce the waste stream.
- * The Gloucester landfill should close for the disposal of putrescible wastes in the medium term (5-10 years), with this material being transferred back to the Greater Taree landfill.

- * A Transfer Station will need to be constructed with commencement of use coinciding with the closure of those facilities for putrescible waste disposal.
- * As current contracts for domestic waste and recycling do not expire before 2009, it will be after this date that the market can be tested for these services.
- * Collection services need to be reviewed to include rural areas.
- * Bulky waste collection options should be considered if sub-regional service prices are sought, with a separate whitegoods collection recommended.

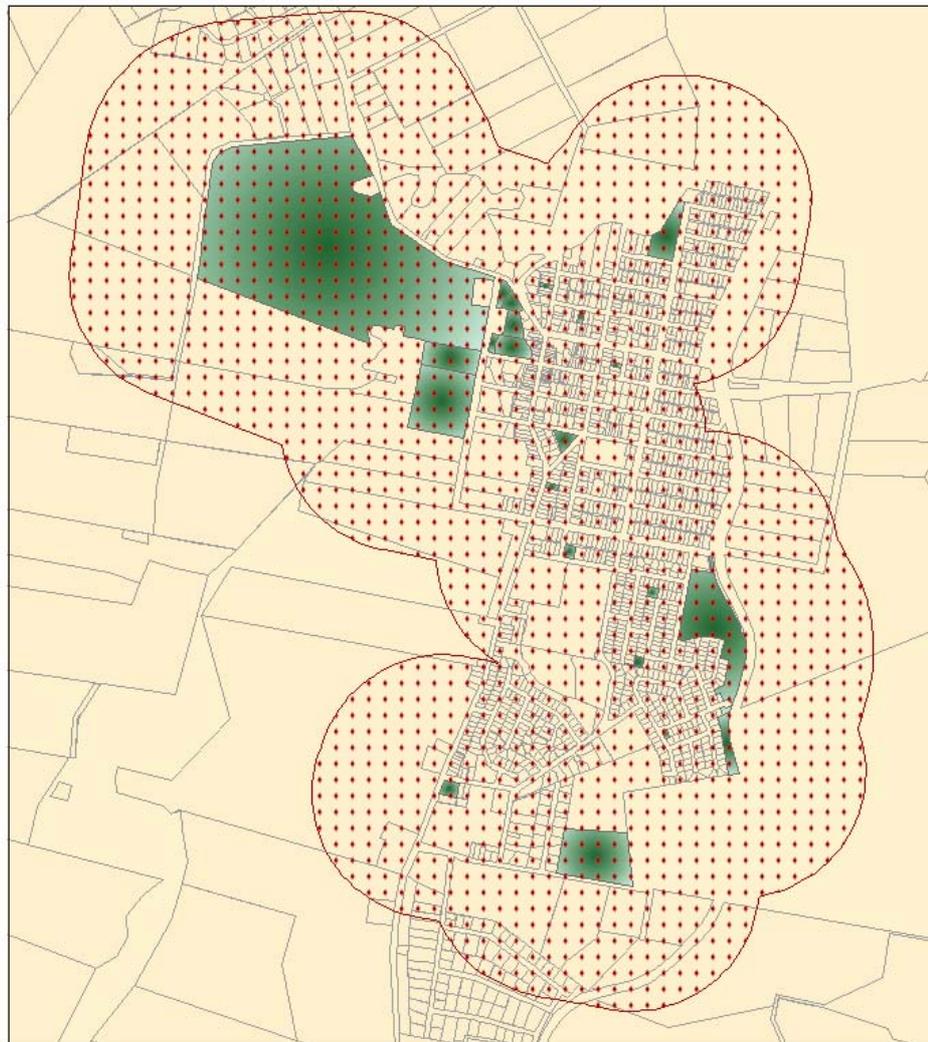
The three participant Councils already take their recyclables to the Tuncurry MRF for processing and it is considered that this sharing of infrastructure should continue in future contracts.

4.3.7 Parks and Reserves

A review has been undertaken as to the location of parks and reserves within Gloucester to establish if additional parks are required within the current residential areas and to cater for future growth and urban consolidation. A radius of 500 metres has been selected to allow for walking access from existing and future land development areas.

The following diagram indicates that with the exception of a small area of land located along Railway Street the majority of land does have access to a park or reserve for recreational purposes. Based on this survey it is concluded that no additional land is required within the development areas.

Residential Locations within a 500m Radius of a Recreational Area



Gloucester Shire Council

Legend

-  500m Park Radius
-  Recreational Areas
-  Cadastre

0 250 500 1,000 1,500 2,000 Meters



Figure 3: This diagram is showing a 500-metre radius around recreational areas in Gloucester. 500 metres travel distance is the maximum that a recreational area should be located. It does not include private recreational or open space.

4.3.8 Gloucester Airfield

The Gloucester Airfield is a general aviation airport that is operated by the Gloucester Aero Club Ltd from privately owned land to the south east of Gloucester.

Although this airport is not operated as public infrastructure it has a very important role for local aviation, tourism and commercial agricultural and private activities.

The airport due to the take off and landing of aircraft or commercial tourism operations produces noise that will impact on the residential and rural residential areas of Gloucester. As shown in Appendix 5, an estimated noise impact zone exists based on a standard circuit pattern of general aviation aircraft. Council has accepted residential type developments within this noise area and acknowledges the potential impacts on the issued Section 149 Certificates. Appendix 5 has been redrawn for this document that covers a larger noise impact area.

Due to the closure of general aviation airfields in the Sydney and Central Coast area of NSW, small air fields such as Gloucester will become an important infrastructure resource allowing on field expansion, maintenance facilities, employment and tourism development.



Photo 10 : Agricultural aircraft at Gloucester Airport September 2006. Aerial agriculture is used to spray and fertilise agricultural properties across the Shire.

5.0 Developer Contributions and Infrastructure Estimates

5.1 What are Developer Contributions and Who Pays?

Development contributions plans apply to applications for development consent and applications for complying development certificates under Part 4 of the *Environmental Planning and Assessment Act, 1979*.

Section 94 of the Environmental Planning & Assessment Act, 1979 (EP&A Act) enables consent authorities to levy developer contributions, as a condition of development consent, towards the cost of providing local public infrastructure and facilities required as a consequence of development. The power to levy a contribution relies on there being a clear nexus between the development being levied and the need for the public infrastructure or facility.

Council has under taken a study of infrastructure and service requirements for the expansion of Gloucester Shire Council to ensure it meet the future needs of residents.

5.2 Developer Agreements

The Environmental Planning and Assessment Act introduced developer agreements or voluntary contributions to allow Council to vary its section 94 and section 94A plans to meet other demands created by development. If an applicant does not wish to pay a levy in connection with the carrying out of development, the applicant may offer to enter into a voluntary planning agreement with the Council under s93F of the Act in connection with the making of a development application. Under the planning agreement, the applicant may offer to pay money, dedicate land, carry out works, or provide other material public benefits for public purposes. Those purposes need not relate to the impacts of the applicant's development or to the items listed in Council's s94 plans. The applicant's provision under a planning agreement may be additional to or instead of paying a levy in accordance with a condition of development consent authorised by the plan. This will be a matter for negotiation with the Council. The offer to enter into the planning agreement together with a copy of the draft agreement should accompany the relevant development application.

Council must publicly notify the draft planning agreement and an explanatory note relating to the draft agreement along with the development application and must consider the agreement as part of its assessment of that application. If the Council agrees to enter into the planning agreement, it may impose a condition of development consent under s93I (3) of the Act requiring the agreement to be entered into and performed. If the Council does not agree to enter into the planning agreement, it may grant consent subject to a condition authorised by the s94 plan requiring the payment of a levy.

5.3 Community Benefit S94

The relationship between expected development and the demand is established through:

- the population projections undertaken by Councils studies for commercial, industrial and residential development which indicate an estimated population of 7080 people by 2031 in the Shire which represents an average annual growth rate of 1.5% or a net increase of 2,240 persons.
- the likely population growth will require the provision of additional public facilities
- the likely population growth will diminish the existing populations' enjoyment and standards of public facilities unless additional facilities are provided to meet the additional demand.

Gloucester Shire Council is committed to providing the equitable distribution of public facilities for the benefit and well being of all residents.

Section 4 of this report identifies some of the public amenities or services to be provided, recouped, extended or augmented by contribution monies derived by any future Section 94 or section 94A plan.

5.4 Infrastructure Estimates

At the time of preparing this strategy Council had contracted consultants to undertake a review of the infrastructure requires for water, sewerage and roads within the expanded area of Gloucester and Barrington to meet the long term population predictions. This document should be read in conjunction with the infrastructure estimates report and subsequent Section 64 and 94 Plans that evolve from the estimates.

Council has requested that the infrastructure review be undertaken with the need to increase urban consolidation and those essential areas of road and paving needs are considered for an aging population.

5.5 Developer requirement to Construct and Dedicate

As currently exists, the development of land and infrastructure is at the cost of the developer. This is generally undertaken at subdivision stage however in the future with a greater ability to create duplex or residential flat buildings it may be necessary for the land developer to contribute land or enter into a developer agreement with Council to offset the development impacts.

This is identified in the development of smaller allotments within Gloucester where the use of laneways will assist in the urban consolidation of land. In these instances it would be appropriate for Council to request of the developer to dedicate land to the Council to allow for the widening of the laneway in the future. The land owner may also be required to construct and seal this dedicated area.

As part of urban consolidation additional works may be required to up grade or install water or sewerage systems and this would be at the developers cost. The resubdivision of rural residential land from 8000 to 4000 metres squared shall require an extension of a sewerage system to these existing subdivisions. Developer agreements and cost sharing will need to be undertaken to recover the cost of installation from developers rather than off set the costs across the community.

These are examples only as to how construct and dedicate requirements may be implemented and detailed advice will need to be assessed on an individual basis.

6.0 Implementation Strategy

6.1 Land Release Timing

The release and rezoning of residential and rural residential land and the change from environmental protection land as shown in this report is not immediately required due to the over supply that currently exists.

Council staff shall be required to undertake annual surveys of the land areas to identify where new dwellings have been constructed and the amount of land available for sale and future development.

This annual review will need to identify areas of existing villages and towns that will permit urban consolidation and residential flat development.

As stated previously in this document, the need to rezone any further land for residential applications is not required until at least 2015 to 2018 as indicated on the land release maps.

6.2 Infrastructure Progression

The release of land in the future will require Council to identify the infrastructure progression required to reduce costs of installation and servicing to both the developer and to the community generally.

The land release in the future should look at how roads, water and sewerage systems can be extended on a cost efficiency basis rather than on a request from a land owner further away from the infrastructure required for that development.

Should Council be faced with an area that is stagnated by a land owner and this isolates an area of potential development then Council should review the location of future land releases and commence a release program that compliments infrastructure extension.

Council is reviewing the infrastructure requirements to allow Gloucester and Barrington to grow to meet the future population increases as detailed in this document. Further detail can be obtained from the infrastructure reports.

6.3 Development Staging Plans

As indicated in this strategy, the need to release further land for residential, rural residential or rural life style blocks is not warranted in the short term. Reference should be made to the staging plans attached in the appendix to this document as to

where the Council and community may look at future land release and rezoning options.

As stated above Council will need to annually review development approvals and dwelling construction and how infrastructure extensions and infill development is being undertaken to warrant any further land releases.

6.4 Local Environmental Plan Considerations

As part of the new Local Environmental Plan, Council should set a number of new residential zones to allow:-

Low Density Residential development such as standard dwellings and duplexes on land areas of 500 square metres;

Medium Density Residential developments on land areas of 900 square metres closer to the town centre and over the proposed Buckets Way aged development;

Large Lot Residential to cover the old rural residential zonings with the ability to reduce the areas to 4000 square metres with the provision of a reticulated or pumped sewerage system;

Barrington Village should be zoned General Residential with a lot area of 500 square metres to allow for a variety of housing types and densities with a Large Lot Residential area over the existing rural residential areas and a reduced land area requirement of 4000 square metres once a sewerage system is available;

Bundook village should be classified as a Large Lot Residential area with a minimum lot size of 8000 square metres and a requirement to have aerated on site waste water disposal systems suitable for the soil types.

Stratford Village should be zoned Large Lot Residential with an area of 2000 square metres to allow for the disposal of onsite waste water. This is the same area as currently exists.

Other villages should maintain a similar zoning to that currently held and now classified as Primary Production.

6.4.1 Building Height Limits

The new LEP should contain height restriction to protect views to natural features and to allow solar access to be provided. The areas zoned as medium density around the commercial area will generally have a view to the Bucketts Range and due to the basin effect will allow for a stepped form of development to occur over the years back up the hill. The maximum height of medium density buildings should be restricted to two storeys and a maximum height of 7.5 metres measured above natural ground level at any given point of the building. In the revised commercial area, a three storey and a maximum height of 11.5 metre height limit should be applied.

6.4.2 Building Lines

As part of the review of development requirements for residential buildings a general review was conducted based on public advice and requests of Council to vary building lines. It is proposed as part of this Strategy that the following building line setbacks be considered in a new Development Control Plan:-

- * Low Density Residential – 6 metres on blocks below 600 square metres and 4 metres on corner blocks

8 metres on blocks above 600 square metres and 4 metres on corner blocks.

This will allow a variation in streetscape rather than a uniform view. Corner set backs are required to enhance traffic visibility.

- * Medium Density Residential – 6 metres
- * Large Lot Residential – 15 metres from front and 7.5 metres from side boundaries, including corner blocks.
- * Primary Production (Rural Concessional or Family lots) – 30 metres front and 10 metres side
- * Primary Production (Classified Road) – 150 metres and 50 metres to side or rear boundaries.
- * Primary Production (Standard Rural) - 75 metres and 50 metres to side or rear boundaries.

7.0 Conclusion

The Strategy has reviewed the need to develop a range of dwelling types from rural occupation, rural residential, standard residential thought to aged village units and mobile home parks. This review has looked at the current trends in subdivision and a possible need to review land sizes both for rural lifestyle blocks and urban consolidation.

The Strategy has reviewed the current situation as to land subdivisions and dwelling construction rates and identified that a large amount of land currently exists that may be built upon. The need to release further land for residential or rural residential markets would create a greater over supply and cause land prices to fall. The amount of land on the market or available for resale will provide a good supply for many years allowing the market price to stabilise and cost of living to catch up.

As part of the assessment of dwelling requirements a review of the Gloucester LEP2000 was undertaken to identify limitations that could be lessened to allow for urban consolidation and better use of the existing infrastructure.

As identified in the Commercial Strategy a long term need exists for the development of smaller residential dwelling types closer to the commercial centre for an aging population. It is therefore identified in this strategy that Gloucester should be zoned to allow for small land sizes to meet multi unit dwellings, including height restrictions and have residential zones that allow a variety of dwelling types on realistic land sizes to create diversity and cater for community changes and circumstances.

The ability to review the Shires growth, age related issues and social infrastructure will allow the current sense of community to be maintained and enhanced by the development of a range of dwelling types and land sizes to allow the progressive transfer of lifestyle choices and dwellings into the future.

Main Points Identified

- * An over supply of land exists within the residential and rural residential sectors where supply has meet the land grab boom from 2003 to 2005 and that the construction of dwelling types needs to catch up to the land sales levels. Sufficient land exists to be bought and sold until 2018 and beyond. This time period includes approved subdivisions that have not commenced at the time of writing this report and can be constructed on existing zoned land.
- * The release of land prior to the estimated time frames in this report must be closely monitored to ensure that an over supply does not dramatically reduce the established market levels and bring land and buildings below the mortgaged value of land.

- * The development of towns and villages will be dependant largely on the provision of infrastructure (water and sewerage) and the ability for the community to meet those costs. The Village of Barrington presently requires a complying potable water supply and a sewerage system to alleviate environmental and public health concerns from onsite waste water disposal. To ensure the public can afford the required infrastructure, development of residential land in Barrington is required. The estimated development over the next 25 years would add 126 new residential buildings to the Village and approximately 277 persons.
- * The development of Gloucester Township should allow greater urban consolidation with an emphasis on the areas surrounding the commercial centre. This would allow unit or town house type developments within walking distance to the town centre. The requirement for more residential and rural residential land will need to be reviewed constantly by Council over the next eight to ten years to ensure that adequate land becomes available to meet estimated demands. Council should not rezone any further land until options for urban consolidation are generally achieved.
- * Applications for rezoning of land should be refused unless they fall within the land release zones and only approved when additional land is required.
- * The approved Aged Unit development on Buckets Way has been resubmitted to Council as part of this review process to look at its potential redesign to allow residential dwellings to be incorporated into the over use of the property. Council needs to consider the request for rezoning and could require a number of aged units to be developed prior to the release of residential parcels to ensure the balance in development is established.
- * As part of the new Local Environmental Plan, Council should set a number of new residential zones to allow:-
 - Low Density Residential development such as standard dwellings and duplexes on land areas of 500 square metres;
 - Medium Density Residential developments on land areas of 900 square metres closer to the town centre and over the proposed Buckets Way aged development;
 - Large Lot Residential to cover the old rural residential zonings with the ability to reduce the areas to 4000 square metres with the provision of a reticulated or pumped sewerage system;

Barrington Village should be zoned General Residential with a lot area of 500 square metres to allow for a variety of housing types and densities with a Large Lot Residential area over the existing rural residential areas and a reduced land area requirement of 4000 square metres once a sewerage system is available;

Bundook village should be classified as a Large Lot Residential area with a minimum lot size of 8000 square metres and a requirement to have aerated on site waste water disposal systems suitable for the soil types.

Stratford Village should be zoned Large Lot Residential with an area of 2000 square metres to allow for the disposal of onsite waste water. This is the same area as currently exists.

Other villages should maintain a similar zoning to that currently held and now classified as Primary Production.

- * A review of building set backs be developed in a new DCP to allow for reduced land areas and to allow a variation in streetscape.
- * The Height of Buildings maps accompanying this document should be included in the new LEP.
- * Council should review its exempt and complying development requirements to reduce the number of development applications required for developments that are permitted in each zone that could meet general guidelines. This will also reduce advertising undertaken to adjoining land owners and delays caused in application release.
- * Council is required to review its new LEP every five years as per legislation and an updated housing review should be undertaken to ensure demand does not out strip supply.

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9.0 Appendix 1

Land Zones to be included in New Local Environmental Plan

Old Zone Classification	New Zone Classification
1(a) Rural	RU1 Primary Production RU4 Rural Small Holding
1(c) Rural Residential	R5 Large Lot Residential
1(f) Forestry	RU3 Forestry
2(a) Residential	R1 General Residential R2 Low Density Residential R3 Medium Density Residential E4 Environmental Living RU6 Transitional zone
2(v) Village	RU5 Village
3(a) General Business	B3 Commercial Core B4 Mixed Use
4(a) General Industry	IN1 General Industry IN3 Heavy industry
5(a) Special Uses	SP1 Special Activity SP2 Infrastructure
6(a) Open Space	RE1 Public Recreation RE2 Private Recreation
7(d) Environmental Protection (Scenic)	E3 Environmental Management

7(j)	Environmental Protection (Scientific)	E3	Environmental Conservation
7(j)	Environmental Protection (Wildlife Habitat)	E3	Environmental Conservation
8(a)	National Parks	E1	National parks and Nature Reserves

Land Use Tables – New Local Environmental Plan

Zone RU1

Primary Production

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within the zone and with adjoining zones.

2 Permitted without consent

Extensive agriculture; Environmental protection works; Farm forestry; Horticulture; Public utility undertaking; Roads; Viticulture

3 Permitted with consent

Airport; Airstrip; Animal boarding or training establishment; Pond based aquaculture, Back packers accommodation; Caravan park; Cellar door premises; Public halls; Dual occupancy; Dwelling houses; Education establishments; Extractive industries; Farm buildings; Garbage disposal areas; Helipad; Heliport; Home based child care; Home business; Home industry; Home occupation; Intensive livestock keeping; Livestock processing industries; Materials recycling or recovery centre; Mining and petroleum production; Picnic grounds; Recreation facility (out door); Roadside stalls; Rural Fire Service buildings; Rural industry; Stables; Tourist and visitor accommodation; Tourist facilities; Turf Farming

4 Prohibited

In zone RU1, any development not listed in subclause (2) or (3) is prohibited

Zone RU3

Forestry

1 Objectives of zone

- To enable development for forestry purposes.
- To enable other development that is compatible with forestry land uses.

2 Permitted without consent

Uses authorised under the *Forestry Act 1916*

3 Permitted with consent

Nil

Extractive industries; Dwelling houses; Mines; Tourist facilities (these items in current LEP 2000 but should be deleted to prevent dwelling entitlements being created on protected lands as determined under environmental legislation)

4 Prohibited

In zone RU3, any development not listed in subclause (2) or (3) is prohibited

Zone RU4 Rural Small Holdings

1 Objectives of zone

- To enable small-scale sustainable primary industry and other compatible land uses.
- To maintain the rural and scenic character of the land.
- To ensure that development does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within the zone and adjoining zones.

2 Permitted without consent

Extensive agriculture; Horticulture; Roads; Environmental protection works; Farm forestry; Public utility undertaking; Viticulture

3 Permitted with consent

Dwelling houses; Farm buildings; Roadside stalls; Stables; Tourist and visitor accommodation; Tourist facilities

4 Prohibited

In zone RU4, any development not listed in subclause (2) or (3) is prohibited

Zone RU5 Village

1 Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.

2 Permitted without consent

Roads; Environmental protection works; Public utility undertaking;

3 Permitted with consent

Child care centres; Community facilities; Dual occupancy; Dwelling houses; Neighbourhood shops; Places of public worship; Professional consulting rooms; Public buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Schools; Tourist and visitor accommodation; Tourist facilities

4 Prohibited

In zone RU5, any development not listed in subclause (2) or (3) is prohibited

Zone RU6

Transition

1 Objectives of zone

- To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.
- To minimise conflict between land uses within the zone and adjoining zones.

2 Permitted without consent

Agriculture; Environmental protection works; Farm forestry; Horticulture; Public utility undertaking; Roads; Viticulture

3 Permitted with consent

Dwelling houses; Farm buildings; Rural industry; Stables; Tourist and visitor accommodation

4 Prohibited

In zone RU6, any development not listed in subclause (2) or (3) is prohibited

Zone R1

General Residential

1 Objectives of zone

- To provide for the housing needs of the community.

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Environmental protection works; Public utility undertaking; Roads

3 Permitted with consent

Boarding houses; Child care centres; Community facilities; Dual occupancy; Dwelling houses; Group homes; Multi dwelling housing; Neighbourhood shops; Places of public worship; Schools; Seniors housing; Shop top housing

Request Planning to delete Neighbourhood Shops as it does not fit into area

4 Prohibited

In zone R3, any development not listed in subclause (2) or (3) is prohibited

Zone R5 Large Lot Residential

1 Objectives of zone

- To provide residential housing in a rural setting while preserving environmentally sensitive locations and scenic quality.
- To ensure that large residential allotments do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within the zone and adjoining zones.

2 Permitted without consent

Environmental protection works; Public utility undertaking; Roads

3 Permitted with consent

Child care centres; Community facilities; Dual occupancy; Places of public worship; Dwelling houses; Sheds and other out buildings; Tourist and visitor accommodation

4 Prohibited

In zone R5, any development not listed in subclause (2) or (3) is prohibited

Zone B3 Commercial Core

1 Objectives of zone

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses which serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.

2 Permitted without consent

Public utility undertaking; Roads

3 Permitted with consent

Child care centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel accommodation; Information and education facilities; Office premises; Passenger transport facilities; Public entertainment; Recreation facilities (indoor); Registered clubs; Restricted premises; Retail premises

4 Prohibited

In zone B3, any development not listed in subclause (2) or (3) is prohibited

Zone B4

Mixed Use

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.

2 Permitted without consent

Public utility undertaking; Roads

3 Permitted with consent

Boarding houses; Child care centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel accommodation; Information and education facilities; Landscape and garden supplies; Multi dwelling housing; Office premises; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Retail premises; Seniors housing; Service stations

4 Prohibited

In zone B4, any development not listed in subclause (2) or (3) is prohibited

Zone IN1

General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.

2 Permitted without consent

Public utility undertaking; Roads

3 Permitted with consent

Animal boarding and training establishments; Car repair stations; Depots; Freight transport facilities; Junk yards; Landscape and garden supplies; Light industries; Liquid fuel depots; Neighbourhood shops; Office premises; Recreation facilities (indoor); Saw mills; Service stations; Stock and sales yards; Sex services premises; Transport terminals; Warehouse or distribution centres

4 Prohibited

Boarding houses; Caretakers residents; Child care centres; Dwelling houses; Duplex, Group homes; Hostels; Multi dwelling housing; Places of public worship; Residential care facilities; Residential flat buildings; Seniors housing; shop top housing; and any development not listed in subclause (2) or (3) is prohibited

Zone IN3

Heavy Industrial

1 Objectives of zone

- To provide suitable areas for those industries that need to be separated from other land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of heavy industry on other land uses.

2 Permitted without consent

Public utility undertaking; Roads

3 Permitted with consent

Depots; Freight transport facilities; Hazardous industries; Hazardous storage establishments; Heavy industries; Offensive industries; Offensive storage establishments; Petroleum production; Warehouse or distribution centres

4 Prohibited

In zone SP2, any development not listed in subclause (2) or (3) is prohibited

Zone RE1 Public Recreation

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

2 Permitted without consent

Environmental facilities; Environmental protection works; Recreation area; Roads

3 Permitted with consent

Caravan parks and camping areas; Kiosks; Public amenities; Recreation facility (indoor); Recreation facility (outdoor)

4 Prohibited

In zone RE1, any development not listed in subclause (2) or (3) is prohibited

Zone RE2 Private Recreation

1 Objectives of zone

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

2 Permitted without consent

Environmental facilities; Environmental protection works; Roads

3 Permitted with consent

Community facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facility (major); Recreation facilities (outdoor)

4 Prohibited

In zone RE2, any development not listed in subclause (2) or (3) is prohibited

Zone E1 National Parks and Nature Reserves

1 Objectives of zone

- To enable the management and appropriate use of land that is reserved under the *National Parks and Wildlife Act 1974*.
- To enable uses authorised under the *National Parks and Wildlife Act 1974*.

2 Permitted without consent

Uses authorised under the *National Parks and Wildlife Act 1974*

3 Permitted with consent

Nil

4 Prohibited

In zone E1, any development not listed in subclause (2) or (3) is prohibited

Zone E2 Environmental Conservation

1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Agriculture (other than the clearing of land for the purpose of agriculture); Picnic grounds; roads

4 Prohibited

Business premises; Forestry; Hotel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; and any development not listed in subclause (2) or (3) is prohibited

Zone E3 Environmental Management

1 Objectives of zone

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.

2 Permitted without consent

Agriculture; Environmental protection works; Roads, Viticulture

3 Permitted with consent

Animal boarding or training establishment; Rural Fire Service buildings and infrastructure; Dual occupancies; Dwelling houses, Forestry; Picnic grounds; Recreation facility (outdoor); Roadside stalls; Rural industry; Stables; Veterinary hospitals; Tourist and visitor accommodation; Tourist facilities; Wholesale plant nurseries;

4 Prohibited

Business premises; Industries; Residential flat buildings; Retail premises; Service stations; Warehouse or distribution centres; and any development not listed in subclause (2) or (3) is prohibited

Zone E4 Environmental Living

1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.

2 Permitted without consent

Environmental protection works; Roads

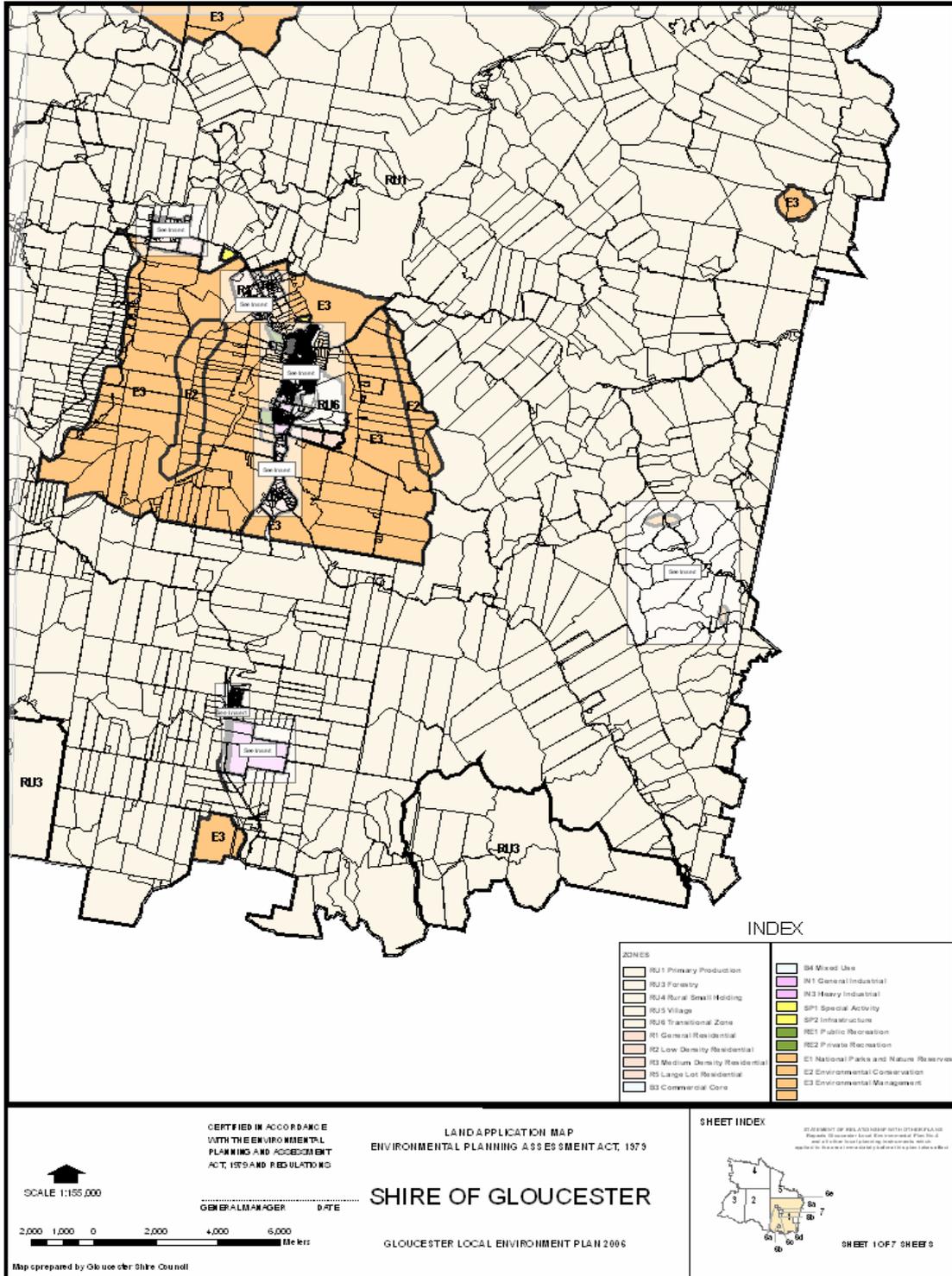
3 Permitted with consent

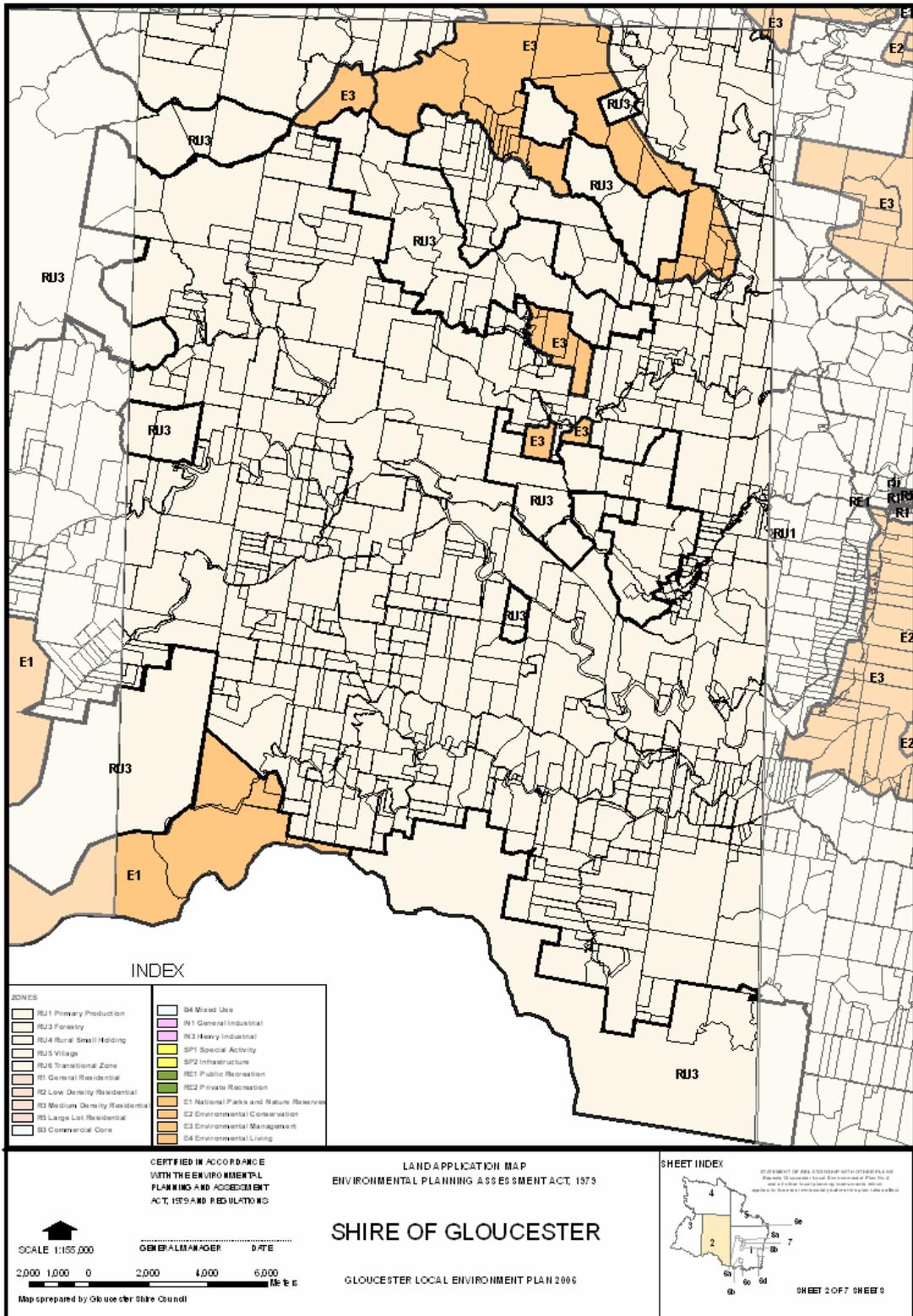
Dwelling houses; Duplex; Seniors housing

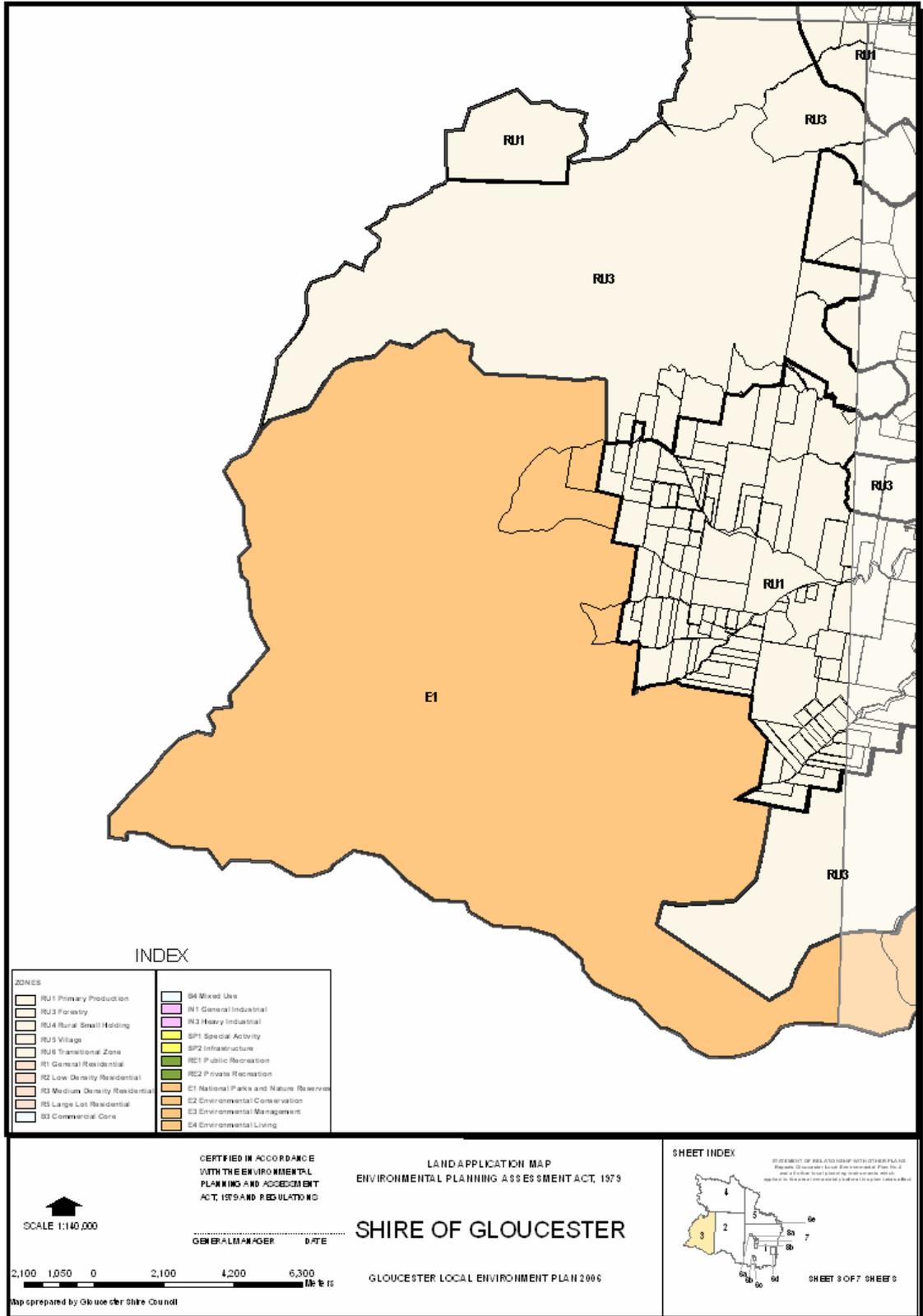
4 Prohibited

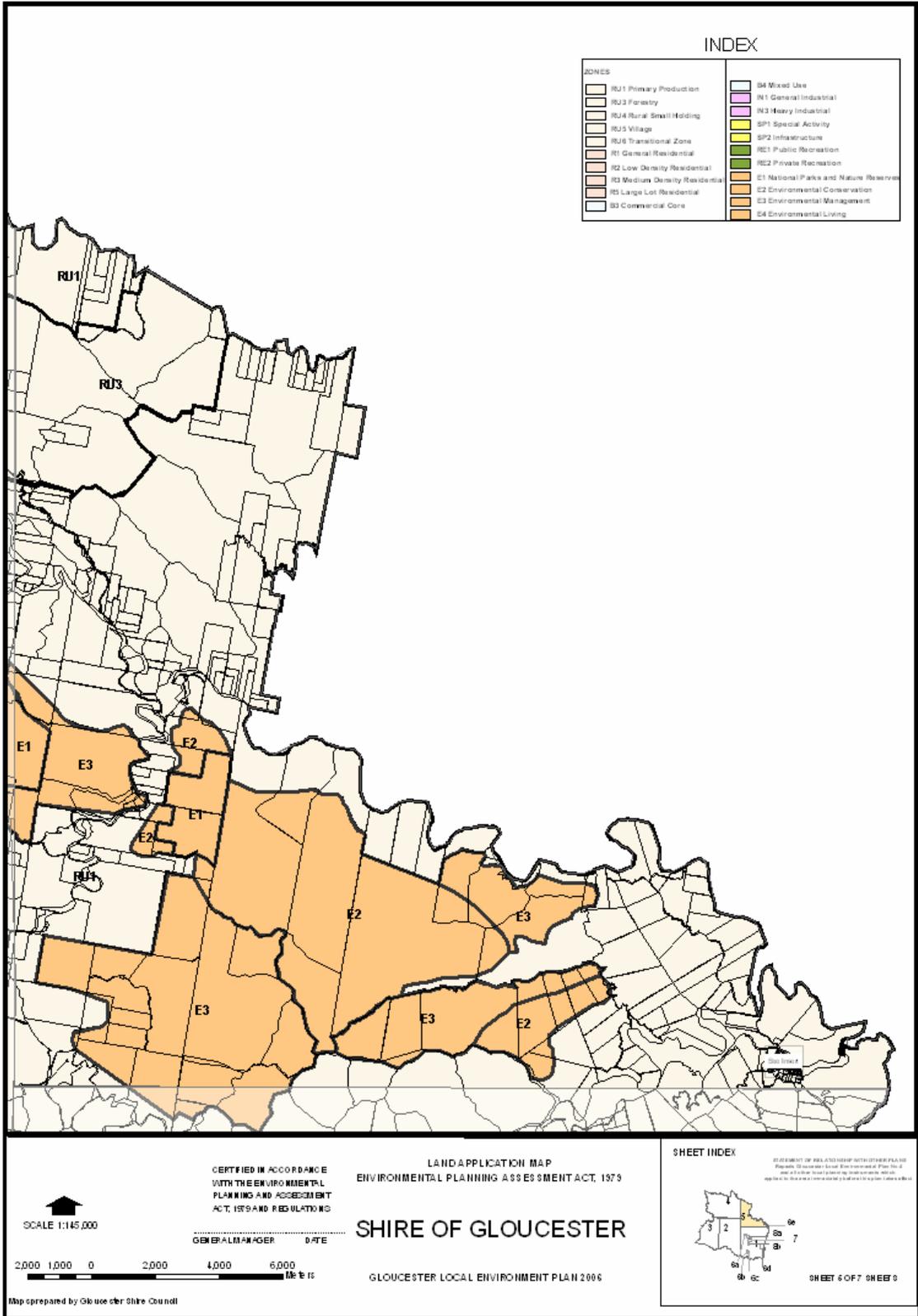
Industries; Service stations; Warehouse or distribution centres; and any development not listed in subclause (2) or (3) is prohibited

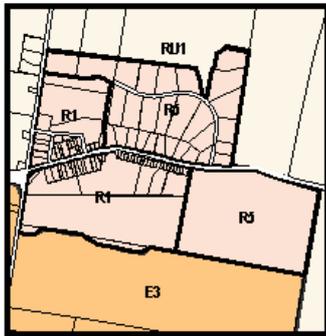
Appendix 2: Land Zone Maps





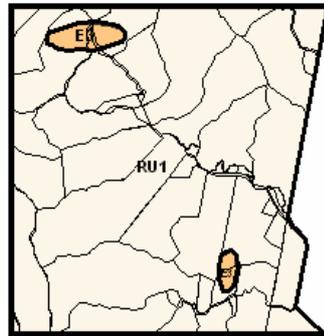






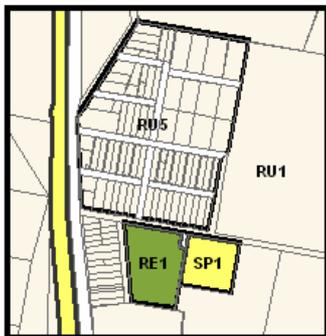
Village of Barrington

INSERT 6a



Karst Conservation Area

INSERT 6e



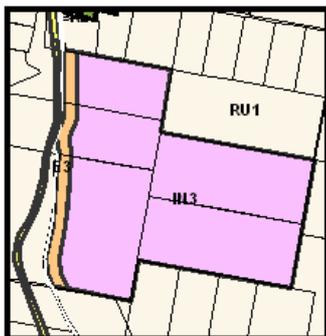
Stratford

INSERT 6b



Bundook

INSERT 6d



Stratford Mine

INSERT 6c

INDEX

ZONES	
[Color swatch]	RU1 Primary Production
[Color swatch]	RU2 Forestry
[Color swatch]	RU4 Rural Small Holding
[Color swatch]	RU5 Village
[Color swatch]	RU6 Transitional Zone
[Color swatch]	R1 General Residential
[Color swatch]	R2 Low Density Residential
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[Color swatch]	R5 Large Lot Residential
[Color swatch]	B3 Commercial Core
[Color swatch]	B4 Mixed Use
[Color swatch]	I1 General Industrial
[Color swatch]	I3 Heavy Industrial
[Color swatch]	SP1 Special Activity
[Color swatch]	SP2 Infrastructure
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[Color swatch]	E3 Environmental Management
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CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1978 AND REGULATIONS

LAND APPLICATION MAP ENVIRONMENTAL PLANNING ASSESSMENT ACT, 1979

SHIRE OF GLOUCESTER

GLOUCESTER LOCAL ENVIRONMENT PLAN 2006

SHEET INDEX

STATEMENT OF RELATED MAPS WITH OTHER PLANS
 Please refer to the Gloucester Local Environment Plan 2006
 and all other local planning instruments with this
 map for the full extent of the Shire of Gloucester Council area.

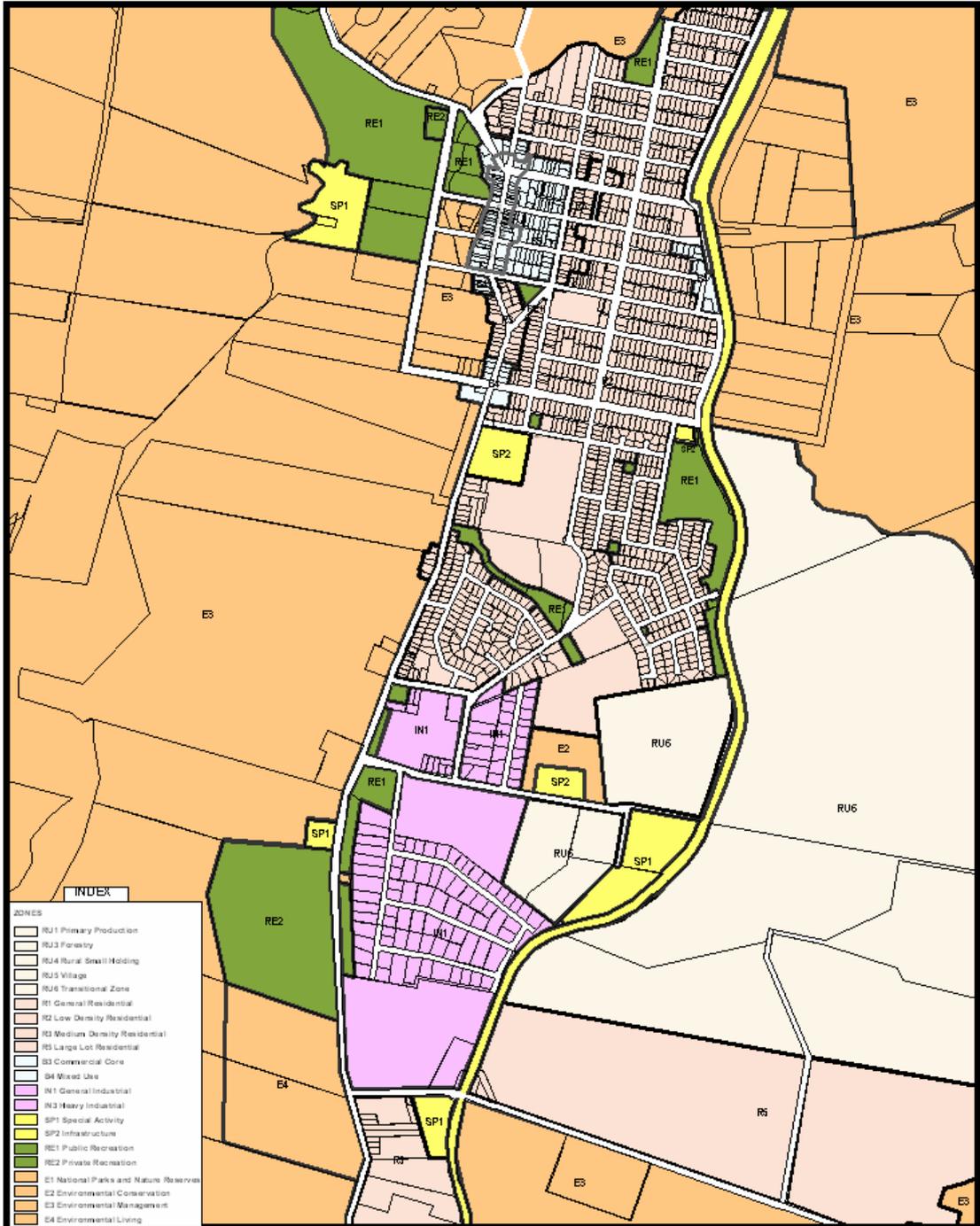


SHEET 6 OF 7 SHEETS

Scale as shown

Scale bar: 0 to 1000 meters

Map prepared by Gloucester Shire Council



INDEX

ZONES

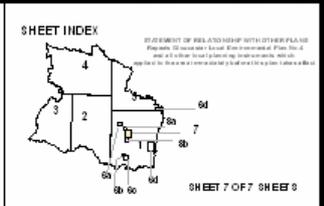
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- RU2 Forestry
- RU4 Rural Small Holding
- RU5 Village
- RU6 Transitional Zone
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- S3 Commercial Core
- S4 Mixed Use
- IN1 General Industrial
- IN3 Heavy Industrial
- SP1 Special Activity
- SP2 Infrastructure
- RE1 Public Recreation
- RE2 Private Recreation
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living

CERTIFIED IN ACCORDANCE
WITH THE ENVIRONMENTAL
PLANNING AND ASSESSMENT
ACT, 1979 AND REGULATIONS

LAND APPLICATION MAP
ENVIRONMENTAL PLANNING ASSESSMENT ACT, 1979

SHIRE OF GLOUCESTER

GLOUCESTER LOCAL ENVIRONMENT PLAN 2006

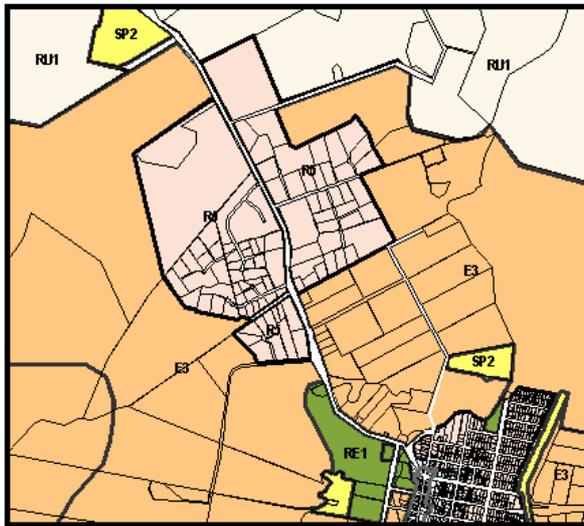


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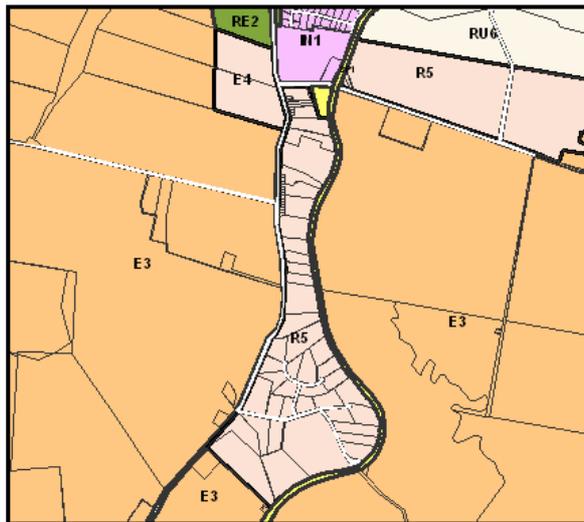
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Map prepared by Gloucester Shire Council



North Gloucester

INSERT 8a



Forbesdale

INSERT 8b

INDEX

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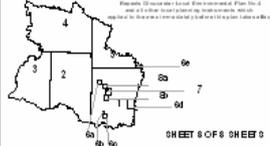
Map prepared by Gloucester Shire Council

LAND APPLICATION MAP ENVIRONMENTAL PLANNING ASSESSMENT ACT, 1979

SHIRE OF GLOUCESTER

GLOUCESTER LOCAL ENVIRONMENT PLAN 2006

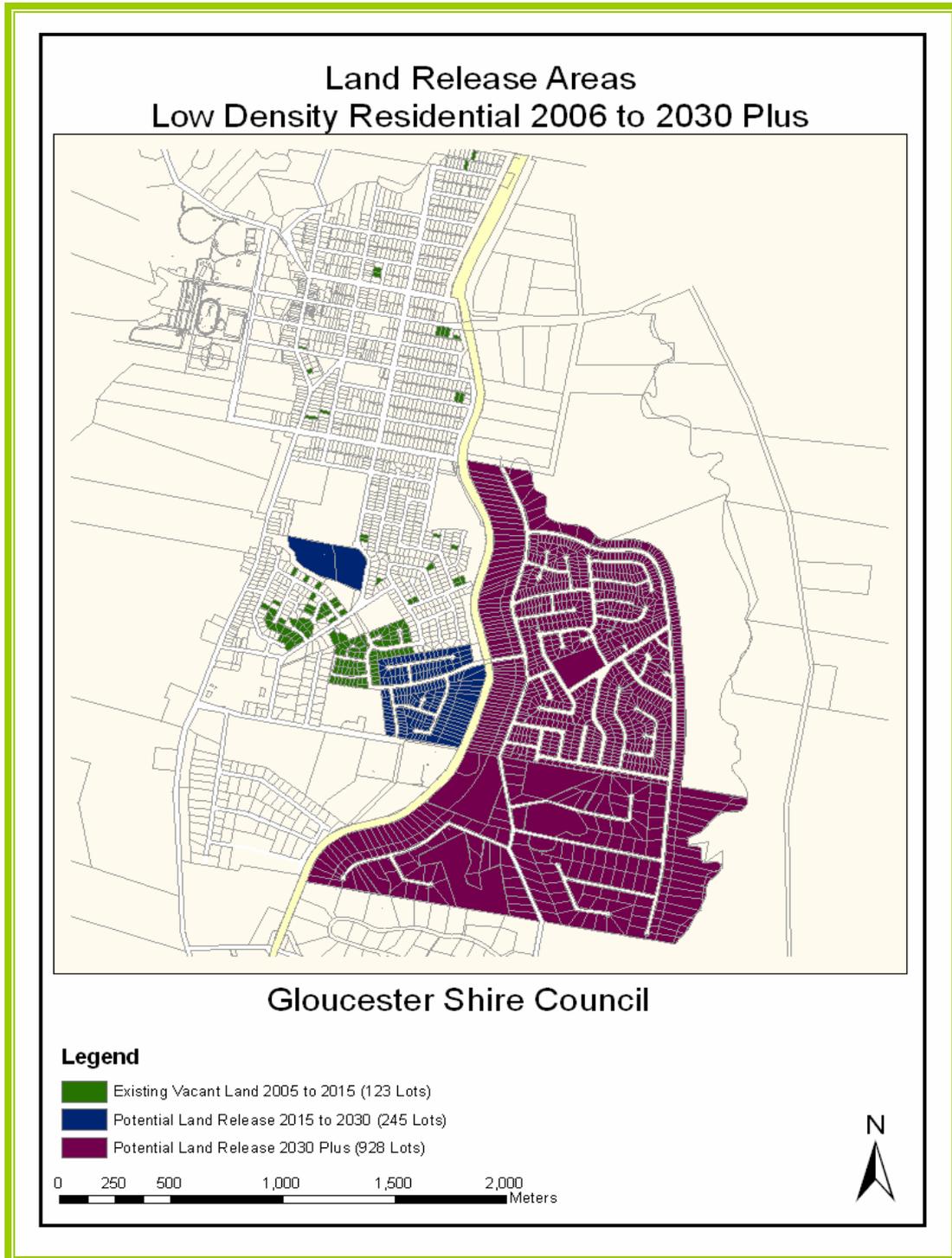
SHEET INDEX



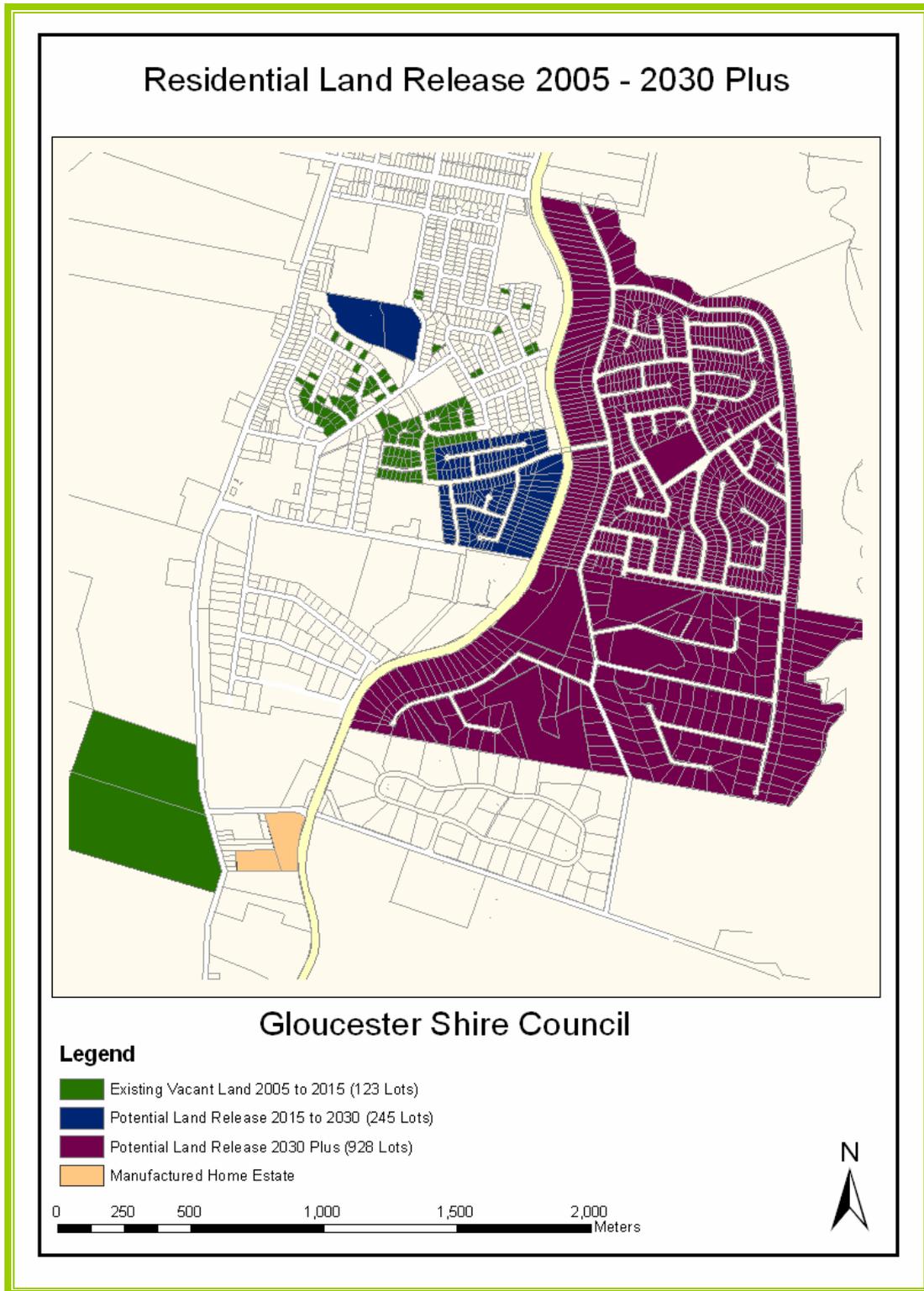
SHEET 6 OF 6 SHEETS

Appendix 3: Land Release Maps

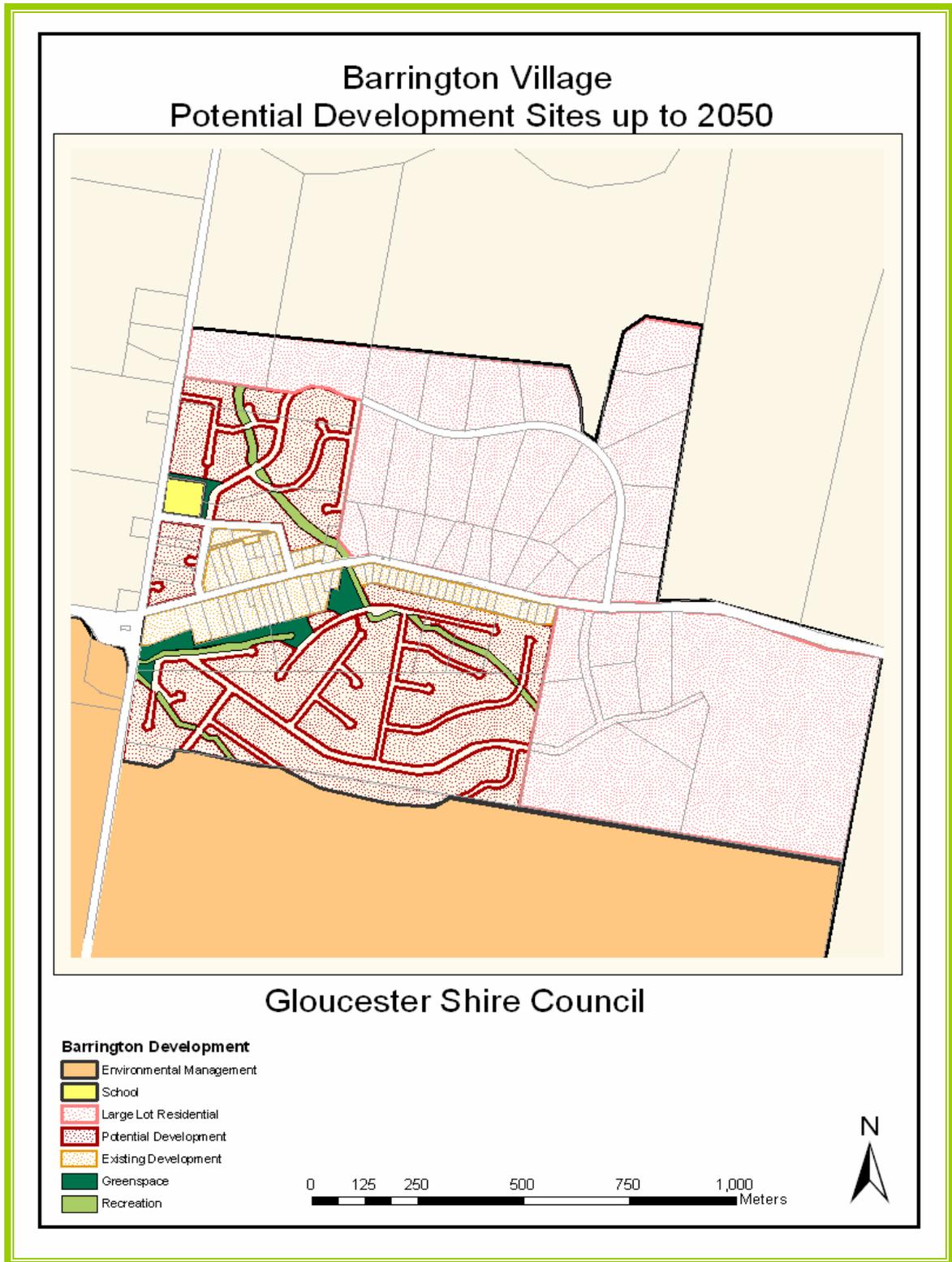
MAP 1: Gloucester



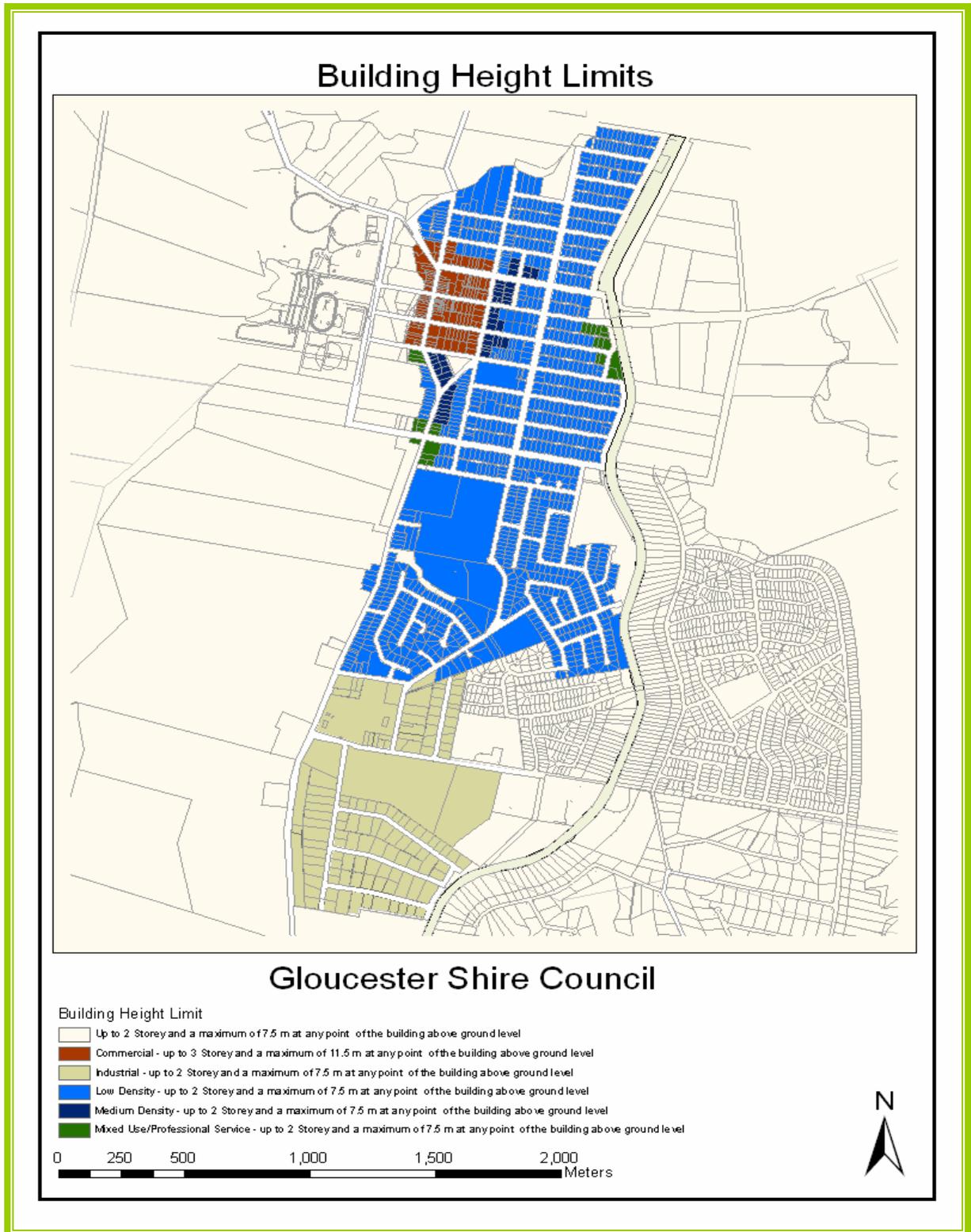
MAP 2: Gloucester



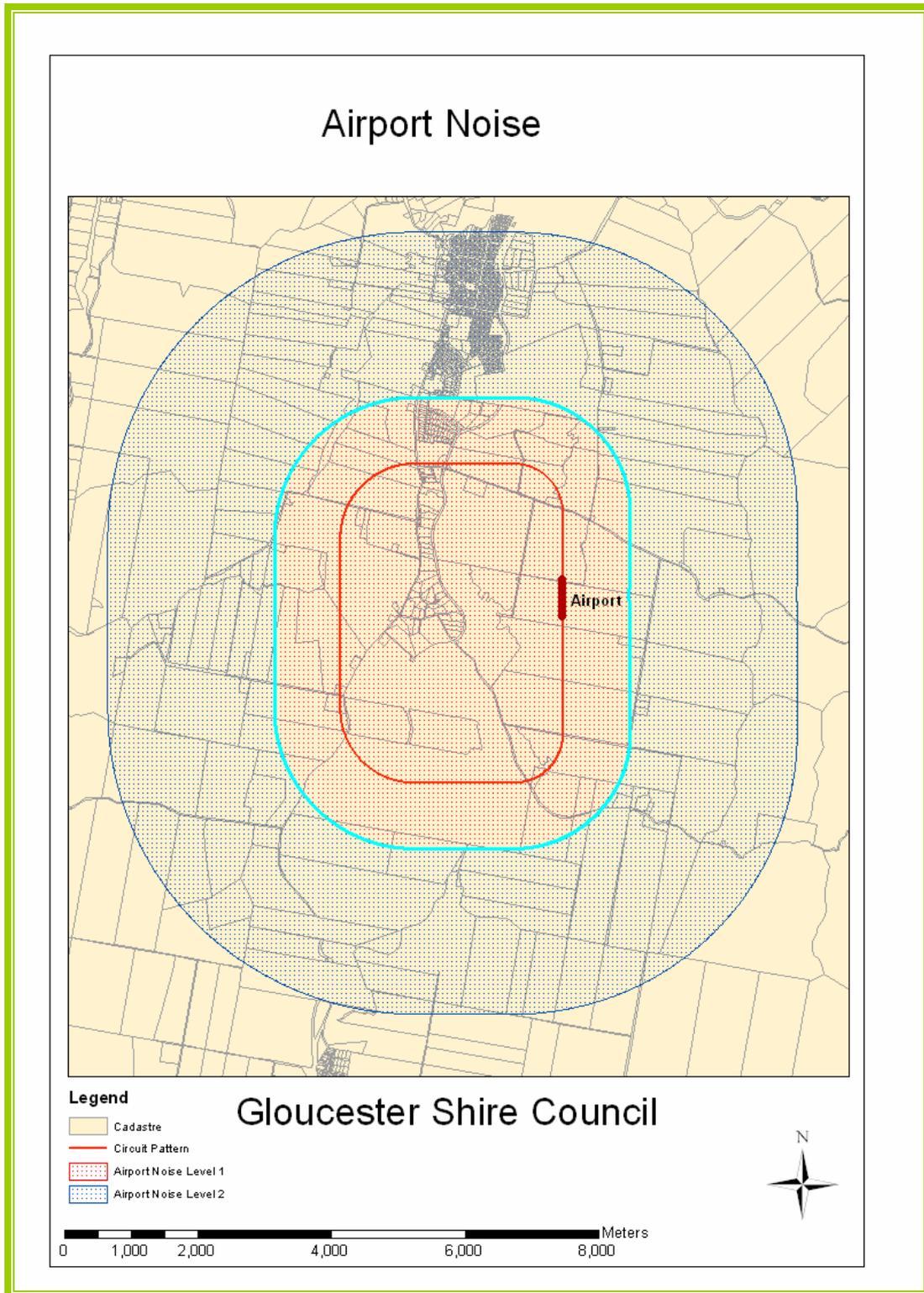
Map 3: Barrington Village



Appendix 4: Building Height Map



Appendix 5: Aerodrome Noise Map



Appendix 6: Dwelling Set Backs from Agricultural Activity

	Recommended buffer distance (metres)
Agriculture	
Poultry farming:	
(a) for meat	500
(b) for eggs	400
Frost fan	1,000
Piggery	Such distance as may be specified by Council
Feedlots:	
(a) for dairy or beef cattle	5,000
(b) for other livestock	Such distance as may be specified by Council
Stock and saleyards	500
Winery	400
Greenhouses/hothouses:	
(a) using manure	100
(b) using refuse	300
Packing sheds	100
Mushroom production	Such distance as may be specified by Council
Composting	500
Intensive horticulture (in Zones 1 (a) and 1 (b) only)	40
Mining and extractive industries	
Open cut mining	
(a) for coal	1,000
(b) for other minerals	500
Extraction of:	
(a) natural gas	1,000
(b) crude oil of low sulphur content	300
Quarrying of:	
(a) hard rock, with blasting	500
(b) material other than hard rock, with blasting	300
(c) any material without blasting	200

Manufacturing food, beverages and tobacco	
Abattoirs	500
Smallgoods production	100
Milk products production	100
Vegetable oils or fats production using solvents	300
Flour mills	300
Bakeries	100
Seafood processing	500
Malt works	300
Tobacco and cigarette factories	500
Other food or beverage production	Such distance as may be specified by Council
Textiles	
Dyeing or finishing of cotton, linen and woollen yarns and textiles	300
Production of carpet backing with latex	300
Production of artificial fibres and textiles:	
(a) cellulose nitrate or viscose fibre, cellophane or artificial rubber	1,000
(b) other synthetic fibres and textiles	500
Treatment or production of textiles:	
(a) using carbon disulphide	500
(b) using other substances	Such distance as may be specified by Council
Rope, cordage and twine manufacturing	100
Wool scouring	200
Wood, wood products and furniture	
Saw mills	300
Charcoal production:	
(a) by the retort process	500
(b) other than by the retort process	1,000

Wood preservation plants	100
Production of wood-fibre or wood-chip products	300
Joineries	100
Paper and paper products	
Manufacture of paper or paper pulp:	
(a) involving combustion of sulphur or sulphur containing materials	5,000
(b) from semi-processed materials	100
(c) from prepared cellulose and rags	200
(d) by other methods	Such distance as may be specified by Council
Chemical, petroleum and coal products	
Production or bulk storage of chemical fertilizers	1,000
Production or bulk storage of industrial gases	1,000
Production or bulk storage of polyester resins	1,000
Production or bulk storage of other synthetic resins or rubber	1,000
Production or bulk storage of ammunition, explosives or fireworks	1,000
Formaldehyde production	300
Paints and inks:	
(a) manufacture	1,000
(b) blending and mixing only	300
Production of pharmaceutical or veterinary products	1,000
Production of biocides	1,000
Production of soap and other detergents	300
Production of cosmetics and toilet preparations	100
Production of inks	300

Petroleum refineries	2,000
Briquette production	300
Production of other petroleum or coal products	500
Production of other organic industrial chemicals	1,000
Production of other inorganic industrial chemicals	1,000
Other chemical production	300
Non-metallic mineral products	
Manufacture of glass or glass products, including glass wool	500
Rock wool manufacture	500
Bricks, tiles, pipes, refractory's etc with an annual design production rate exceeding 10,000 tonnes per year	200
Production of cement in amounts:	
(a) not exceeding 5,000 tonnes per year	300
(b) exceeding 5,000 but not more than 150,000 tonnes per year	500
(c) exceeding 150,000 tonnes per year	1,000
Concrete batching plants	100
Bitumen batching plants	500
Production of concrete or stone articles	100
Manufacture of plaster products	100
Basic metal products	
Iron and steel production in amounts:	
(a) not exceeding 1,000,000 tonnes per year	500
(b) exceeding 1,000,000 tonnes per year	1,000
Production of non-ferrous metals:	
(a) aluminium by electrolysis	2,000
(b) other non-ferrous metals in amounts:	
(i) not exceeding 100 tonnes per	100

year				
(ii) exceeding 100 but not more than 2,000 tonnes per year	300			
(iii) exceeding 2,000 tonnes per year	500			
Fabricated metal products				
Manufacture of structural or sheet metal products	500			
Manufacture of iron and steel products in amounts:				
(a) not exceeding 1,000 tonnes per year	500			
(b) exceeding 1,000,000 tonnes per year	1,000			
Manufacture of boilers	100			
Abrasive blast cleaning		Such distance as maybe specified by Council		
Miscellaneous manufacturing				
Rendering and casings works	1,000			
Leather tanning and dressing	300			
Leather and artificial leather goods production	300			
Manufacture of rubber products, using organic solvents	300			
Fibreglass manufacturing	200			
Printing and coating works with heated curing ovens	500			
Electricity, gas and water				
Gas distribution works for mains supply	300			
Odouring gas with marchpanes	1,000			
Sewerage works serving a population of:	<1,000	<5,000	<20,000	<50,000
Mechanical/biological plants	100	200	300	400
Aerobic pondage systems	150	350	700	1,000
Facultative ponds	300	700	1,400	2,200
Secondary treated effluent applied by:				
(a) spray irrigation	200	200	200	200
(b) flood irrigation	50	50	50	50
Transport and storage				

Storage of petroleum products and crude oil in tanks exceeding 2,000 tonnes capacity:	
(a) with fixed roofs	300
(b) with floating roofs	100
Grain elevators	300
Storage of wet-salted or unprocessed hides	300
Warehousing of bulk volatile organic compounds in quantities greater than 1,000 tonnes	1,000
Temporary storage of industrial wastes	300
Treatment of aqueous waste	300
Treatment of organic waste	500
Waste incinerator:	
(a) for wood waste	300
(b) for plastic or rubber waste	500
(c) for chemical, biomedical or organic waste	Such distance as may be specified by Council
Waste management facilities	
Sanitary and garbage disposal services landfills	500 (residential zone) 250 (dwelling not associated with development)
Recycling and composting	200
Depots for refuse collection vehicles	100
Temporary storage of industrial waste	300
Treatment of aqueous waste	200
Treatment of organic waste	500
Recreation, personal and other services	
Industrial dry cleaners	100
Crematoria	300

Appendix 7:

Community Objectives, Strategic Plan and Outcomes

This section presents the Objectives, Strategies and Actions identified by the community and Council to meet the future vision of the shire. Community meeting where held in 2004 and 2005 to identify the overall direction for a number of strategies to be produced for a revision of the Local Environmental Plan 2000.

Community consultation has played a large role in the development of this section and the outcomes required shall assist Council in its future social, community and town planning functions.

Other objectives have been included in commercial and industrial strategies and environmental considerations. These areas have not been reproduced.

RURAL RESIDENTIAL		
OBJECTIVE What do we want to do?	STRATEGIES How do we do it?	ACTIONS What steps do we need to take?
Rural residential - Encourage the development of minimum lot sizes of 2Ha (5 acres).	Undertake a review of land size requirements, service provisions and purchaser demands.	Review land areas for new LEP.
Rural residential - Prevent the development of further rural residential land use zones.	Review current land zones and determine the best use of land, environment and service delivery.	Review land use and link areas for new LEP.
Rural residential - Ensure that all existing and future rural residential areas are connected to a town sewerage system.	Undertake a review of soil types and service delivery to existing rural residential areas.	Review infrastructure requirements and prepare consultants report on cost of servicing and reducing environmental impacts.

RURAL		
OBJECTIVE What do we want to do?	STRATEGIES How do we do it?	ACTIONS What steps do we need to take?
Rural - Restrict the development of hobby farms and concessional lots within the rural areas.	Undertake a review of residential development requirements for the expected population increase	Develop a new LEP to incorporate a variety of housing options.
Rural - Ensure that rural land can be self-sustaining in the provision of water, waste disposal, power and development needs.	Review infrastructure requirements for sustainable development	Develop a new LEP to incorporate a variety of housing options.
Rural - Encourage a range of rural living styles including communes, community housing and community title.	Undertake a review of residential development requirements for the expected population increase	Develop a new LEP to incorporate a variety of housing options.

URBAN RESIDENTIAL		
OBJECTIVE What do we want to do?	STRATEGIES How do we do it?	ACTIONS What steps do we need to take?
Residential - Encourage limitation of medium density housing to all urban areas, maintain low density (single residential development).	Undertake a review of residential development requirements for the expected population increase	Develop a new LEP to incorporate a variety of housing options.
Residential - Ensure the development and maintenance of riverside park areas.	Review public land requirements for an increased population	Prepare a plan of public land to residential development
Residential - Develop and create more green space areas within the urban environment.	Review public land requirements for an increased population	Prepare a plan of public land to residential development
Residential - Encourage and provide a variety of housing densities to meet different economic and social needs.	Undertake a review of residential development requirements for the expected population increase	Develop a new LEP to incorporate a variety of housing options.
Residential - Encourage a reduction in restrictive covenants on land.	Undertake a review of residential development requirements for the expected population increase	Develop a new LEP to incorporate a variety of housing options.
Residential - Investigate and develop a master plan for the residential zoning of Barrington Village.	Undertake a review of residential development requirements for the expected population increase	Develop a new LEP to incorporate a variety of housing options.
Residential - Plan for and develop suitable policies to encourage dual occupancy and infill developments.	Undertake a review of residential development requirements for the expected population increase	Develop a new LEP to incorporate a variety of housing options.
Residential - Ensure that all urban designs (sub-divisions and housing) meet water sensitive design criteria.	Review infrastructure requirements for sustainable development	Develop an infrastructure plan for future development and service provisions.
Residential - Ensure that a range of high quality aged care housing and facilities are provided.	Undertake a review of residential development requirements for the expected population increase	Develop a new LEP to incorporate a variety of housing options.

SOCIAL CONSIDERATIONS

OBJECTIVE What do we want to do?	STRATEGIES How do we do it?	ACTIONS What steps do we need to take?
Social - Ensure that the change in demographics is recognized and social services and facilities are provided for all age groups.	Council to undertake a review of infrastructure and demand requirements.	Council to employ a consultant to undertake reviews and prepare reports for the community
Social - Undertake a review of crime prevention measures to ensure that adequate policing and social considerations are taken into account.	Council to consider the development of a crime prevention plan.	
Social - Provide a range of transport types to meet the requirements of all age and social groups (local services taxis, buses).	Refer item to community social plan for future inclusion	
Social - Ensure that hospitals and medical facilities meet the social and community demands for all age groups.	Refer item to community social plan for future inclusion	
Social - Maintain Gloucester Shire Council in its entirety and oppose the amalgamation of non-compatible areas.		
Social - Encourage the expansion of Gloucester Shire Council to extend its boundaries to take in the villages in a radius including Krambach and Stroud.		
Social - Provide footpaths, cycleway and scooter pathways across the Shire.	Council to undertake a review of infrastructure and demand requirements.	
Social - Encourage and support the expansion of Youth Services.	Refer item to community social plan for future inclusion	Council to employ a consultant to undertake reviews and prepare reports for the community
Social - Maintain a volunteer base and ethic within the developing community.	Refer item to community social plan for future inclusion	
Social - Encourage and increase social and cultural activities across the community.	Refer item to community social plan for future inclusion	Council to employ a consultant to undertake reviews and prepare reports for the community
Social - Encourage and develop programs for all age's levels especially in the 50+ age groups.	Refer item to community social plan for future inclusion	Council to employ a consultant to undertake reviews and prepare reports for the community
Social - Develop programs and undertake actions that will support and enhance the continuation of the harmonious community relationship.	Refer item to community social plan for future inclusion	Council to employ a consultant to undertake reviews and prepare reports for the community

INFRASTRUCTURE AND SERVICES		
OBJECTIVE What do we want to do?	STRATEGIES How do we do it?	ACTIONS What steps do we need to take?
Water - Ensure that adequate water is available from rivers and on farm dams to allow the development of towns, villages, agriculture and the protection of the environment	Council to undertake a review of infrastructure and demand requirements.	Council to employ a consultant to undertake reviews and prepare reports for the community as to possible solutions and cost recovery.
Water - Ensure the provision of off river water storage to allow the growth in residential properties.	Council to undertake a review of infrastructure and demand requirements.	Council to employ a consultant to undertake reviews and prepare reports for the community as to possible solutions and cost recovery.
Water - Ensure the shire has an adequate (quality and quantity) supply of potable water, and that all development within town sites has access to the reticulation system.	Council to undertake a review of infrastructure and demand requirements.	Council to employ a consultant to undertake reviews and prepare reports for the community as to possible solutions and cost recovery.
Waste Water - Ensure the appropriate treatment and disposal of waste water within the Shire.	Council to undertake a review of infrastructure and demand requirements.	Council to employ a consultant to undertake reviews and prepare reports for the community as to possible solutions and cost recovery.
Roads – Identify sites for future hard rock and gravel quarries.	Council to undertake a review of infrastructure and demand requirements.	Council to employ a consultant to undertake reviews and prepare reports for the community as to possible solutions and cost recovery.
Roads - Ensure that adequate car parking provision is made for all commercial areas.	Council to undertake a review of infrastructure and demand requirements.	Council to employ a consultant to undertake reviews and prepare reports for the community as to possible solutions and cost recovery.
Roads – Ensure that all major roads (Bucketts Way & Thunderbolts Way) are up-graded to a high standard.	Council to undertake a review of infrastructure and demand requirements. Estimation of traffic volumes and tourism potential.	Council to investigate funding options with State and Federal Governments, Local Members and tourism organisations. Improve the promotion of road link to New England area and as an alternative route along the coast.

Roads - Make provision for the upgrading of road standard leading to the Barrington Tops.	Council to enter discussions with other government agencies.	
Roads - Reduce vehicular traffic flow in Church Street and make provision for wider footpaths to allow street trading.	Council to undertake a review of infrastructure and demand requirements.	Council to employ a consultant to undertake reviews and prepare reports for the community as to possible solutions and cost recovery.
Community Housing – Ensure that adequate provision is made to facilitate a range of aged housing requirements.	Council to review current and future housing demands and consult with Housing Department.	Council to employ a consultant to undertake reviews and prepare reports for the community as to possible solutions and cost recovery.
Health - Ensure that adequate provision is made at a local, state and federal level to develop medical facilities and services including doctors, dentists, hospitals, community nursing and community health.	Council to review demographics and provide information to NSW Health.	Council to employ a consultant to undertake review of population expectations and future demands on hospitals and community services.
Waste Disposal – Relocate the Gloucester Waste Depot to the Stratford Coal Mine site.	Council to undertake a review of infrastructure and demand requirements.	Council to employ a consultant to undertake reviews and prepare reports for the community as to possible solutions and cost recovery.
Public Transport – Ensure the provision of bike lanes in all new developments and between village areas.	Council to undertake a review of infrastructure and demand requirements.	Council to employ a consultant to undertake reviews and prepare reports for the community as to possible solutions and cost recovery.
Public Transport – Ensure the provision of appropriate local and regional transport including rail, bus and taxi services for the demographic mix within the Shire.	Council to undertake a review of infrastructure and demand requirements.	Council to review in its Social Plan and to employ a consultant to undertake reviews and prepare reports for the community as to possible solutions where appropriate.

NOTES:

DRAFT VERSION – 14TH NOVEMBER 2006

Submitted to Councils Forward Planning Committee 22 November 2006.

Submitted to Councils Forward Planning Committee 28 February 2007.

Amendments made to contents page and section 3.2 to 3.9 to correct numbering 9 May 2007