



Glen Innes Severn Land Use Strategy

May 2010



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1. Introduction

On 15 September 2004 the Glen Innes Municipal and Severn Shire Councils amalgamated to form the Glen Innes Severn Council (GISC). In December 2004, GISC and the Department of Infrastructure, Planning and Natural Resources (DIPNR), (now the Department of Planning) entered into a Memorandum of Understanding to undertake the Northern Tablelands Sub-Regional Strategy, now referred to as the Glen Innes Severn Land Use Strategy.

The primary aim of the Strategy is to develop a comprehensive strategic planning framework for the new Glen Innes Severn Local Government Area (LGA) that will reflect the current and future needs of the community.

GHD Pty Ltd (GHD) was commissioned in March 2005 to prepare the Glen Innes Severn Land Use Strategy on behalf of Glen Innes Severn Council. The outcomes of the Strategy will provide a framework for future land use planning in the Glen Innes Severn LGA and will guide the preparation of a new shire-wide Local Environmental Plan (LEP).

1.1 Strategy Purpose and Objectives

The overall objective of the project is to produce a Strategy that will guide the development of a new LEP for Glen Innes Severn LGA. This new LEP will replace the current Glen Innes LEP 1991 and the Severn LEP 2002. In addition, the project will also ensure that the community remains actively involved in the planning and assessment process; ensure that the LGA is developed as a place to "live, work and play" for its existing and future residents; and ensure that future planning achieves the principles of Ecologically Sustainable Development (ESD).

A Strategy is a plan for a desired future. In environmental planning terms, a Strategy refers to the objectives and guidelines that describe how Council and the community intend the LGA to develop in the long term. It is usually a written document that explains what Council wishes to achieve (and why), and how it is proposed to achieve the stated objectives. The value of a Strategy is that it:

- shows the public what Council is aiming for;
- shows how Council expects to achieve it;
- helps Council staff interpret and administer regulations intended to achieve the strategy; and
- if followed, enables all developments that Council approves, as well as its own actions, to be consistent.

A Strategy is intended to be a supplementary document to the LES. The Strategy will provide for the future direction and management of land uses within the Glen Innes Severn LGA.

The Strategy is a link between the LES and the resultant LEP. It incorporates the issues identified in the LES, and outlines the policies and actions required to respond to these issues. It will be used as a reference document to provide an understanding of how the LEP evolved and the intent of the LEP.

1.2 Description of the Glen Innes Severn LGA

1.2.1 Context

The Glen Innes Severn LGA is located in north-western NSW in the Northern Tablelands Region. The LGA is located approximately 600 km north of Sydney and 350 km south of Brisbane. The LGA covers an area of 5,642 km² and includes the district centre of Glen Innes and the villages of Deepwater, Emmaville, Glencoe, Red Range and Dundee. The LGA is bound by Tenterfield Shire to the north, Clarence Valley Shire to the east, Inverell Shire to the west and Guyra Shire to the south. The district centre of Glen Innes, located at the junction of the New England and Gwydir Highways, functions as a service centre for the Northern Tablelands Region.

Agriculture and tourism provide the stimulus for the economy of the Glen Innes Severn LGA. Sheep and cattle production throughout the LGA produces high yielding fine wool and quality prime lamb and beef. World Heritage National Parks such as Gibraltar and Washpool, which are located to the east of the LGA and activities such as sapphire mining and festivals, attract tourists to the area.

1.2.2 Topography and Climate

The LGA extends from east of the Great Dividing Range where the land is divided by numerous gorges, rising to the top of the escarpment before descending to the west. The topography is characterised by high ranges, ridgelines and low to undulating landscapes ranging between 1400m and 1300m above sea level. The valley floors and flat to undulating plains contain a mixture of intensive agriculture, cropping (mainly Lucerne and Maize) and grazing, whilst the upper slopes and hills remain heavily vegetated. Rainfall and temperatures vary throughout the LGA, with the area generally experiencing warm summers and cool to cold winters, with a summer dominant rainfall pattern.

Four major river systems flow through the LGA. These systems include the Mann River, (flowing from above Lake Llangoolin just over the southern boundary of the LGA to become a major feeder branch of the Clarence River), Beardy Waters (which includes its tributaries including Furracabad and Reddestone Creeks, which flow to the Severn River to join the inland Darling River system); the Severn River and the Deepwater River (flows west and north to join the Mole River eventually reaching the Darling).

1.2.3 Population Profile

At the 2001 Census the Glen Innes Severn LGA had a population of 8,511 persons. In 2006 the population increased to 8,780 persons. The majority of the population resides within the district centre of Glen Innes, which at the 2001 Census had a population of approximately 5,722 persons and increased to 6,284 persons in 2006. Emmaville and Deepwater are the next most populated areas within the LGA, with populations of 308 and 269 persons respectively.

By 2031 the population of the Glen Innes Severn LGA is projected to decline by 1,380 persons to 7,530 (DIPNR: 2004). The age distribution of the population is also expected to change. The most significant change expected to occur is the substantial increase in the proportion of people aged 65 years and over and the declining proportion of people aged between 10 and 19 years.

In 2001 the Aboriginal and Torres Strait Islander population accounted for 4.3% (367 persons) of the total Glen Innes Severn LGA population, representing a 45.8% increase



from the 1991 Census. The majority of households in the Glen Innes Severn LGA are couple families with children. However, the 2001 Census indicates that a smaller proportion of families are having children and that there are a greater proportion of one-parent households and lone person households, which is consistent with the trends in NSW.

1.3 Planning Framework

Land use is controlled and managed within the Glen Innes Severn LGA by a range of legislation and regulations. These include Acts of Parliament, associated regulations, plans and policies. The *Environmental Planning and Assessment Act 1979* governs planning legislation and the various plans and policies that relate to the Act. These include:

1.3.1 State Government Policies

The following State Government policies apply to the Glen Innes Severn LGA:

- ▮ Better Rural Residential Development;
- ▮ Rural Lands Policy;
- ▮ Planning for Bushfire Protection 2006;
- ▮ Policy on the Protection of Agricultural Land;
- ▮ Policy for Sustainable Agriculture in New South Wales;
- ▮ NSW State Rivers and Estuaries Policy;
- ▮ State Water Management Outcomes Plan;
- ▮ NSW Wetlands Management Policy;
- ▮ NSW State Groundwater Policy Framework Document;
- ▮ NSW State Groundwater Dependent Ecosystems Policy;
- ▮ NSW Groundwater Quality Protection Policy;
- ▮ NSW Weirs Policy;
- ▮ NSW Water Conservation Strategy;
- ▮ Farm Dams Policy;
- ▮ Policy & Guidelines – Aquatic Habitat Management and Fish Conservation 1999;
- ▮ Floodplain Development Manual 2005;
- ▮ National Action Plan for Salinity and Water Quality;
- ▮ NSW Salinity Strategy;
- ▮ Catchment Blueprints;
- ▮ Local Planning for Healthy Waterways;
- ▮ NSW Biodiversity Strategy; and
- ▮ Biodiversity Planning Guide for Local Government.

1.3.2 State Environmental Planning Policies

The following State Environmental Planning Policies (SEPPs) are applicable to the Glen Innes Severn LGA:

- ▮ SEPP No. 1 – Development Standards;
- ▮ SEPP No. 4 – Development Without Consent and Miscellaneous Complying Development;
- ▮ SEPP No. 15 – Rural Land-Sharing Communities;
- ▮ SEPP No. 21 – Caravan Parks;
- ▮ SEPP No. 22 – Shops and Commercial Premises;
- ▮ SEPP No. 30 – Intensive Agriculture;
- ▮ SEPP No. 32 – Urban Consolidation (Redevelopment of Urban Land);
- ▮ SEPP No. 33 – Hazardous and Offensive Developments;
- ▮ SEPP No. 34 – Major Employment Generating Industrial Development;
- ▮ SEPP No. 44 – Koala Habitat Protection;
- ▮ SEPP No. 48 – Major Putrescible Land fill Sites;
- ▮ SEPP No. 55 – Remediation of Land;
- ▮ SEPP No. 60 – Exempt and Complying Development;
- ▮ SEPP No. 62 – Sustainable Aquaculture;
- ▮ SEPP No. 64 – Advertising and Signage;
- ▮ SEPP No. 65 – Design Quality of Residential Flat Development;
- ▮ SEPP (Housing for Seniors or People with a Disability) 2004;
- ▮ SEPP (Building Sustainability Index: BASIX) 2004;
- ▮ SEPP (Major Projects) 2005;
- ▮ SEPP (Mining, Petroleum Production and Extractive Industries) 2007;
- ▮ SEPP (Infrastructure) 2007; and
- ▮ SEPP (Rural Lands) 2008.

Details of each SEPP can be found at www.legislation.nsw.gov.au.

1.3.3 Standard Instrument (Local Environmental Plans) Order 2006

This instrument provides a model for all Local Environmental Plans and will provide the base document for the preparation of the new Glen Innes Severn Local Environmental Plan (LEP). This instrument prescribes land use zones to be included in any new LEP, the associated objectives and uses that apply to those land use zones, miscellaneous provisions and definitions.

1.3.4 Regional Environmental Plans

There are no gazetted or draft regional environmental plans that apply to the Glen Innes Severn LGA.



1.3.5 Local Environmental Plans

Two Local Environmental Plans (LEPs) currently apply to the Glen Innes Severn LGA. These are the Glen Innes Local Environmental Plan 1991 (LEP) and the Severn Local Environmental Plan 2002 (LEP).

Following endorsement by the Minister for Planning, the Glen Innes Severn Land Use Strategy will be the underpinning document for a new Local Environmental Plan for the Glen Innes Severn Council.

1.3.6 Existing Development Control Plans

Currently there are six Development Control Plans that guide development in the Glen Innes Severn LGA. These include:

- ▶ Draft DCP No. 6 – Bed and Breakfast Accommodation;
- ▶ Draft DCP No. 7 – Contaminated Lands;
- ▶ Draft DCP No. 8 – Building Line Setbacks;
- ▶ Draft DCP No. 9 – Advertising and Notifications;
- ▶ SSC DCP No. 1 – Dwellings within Severn Shire; and
- ▶ Deepwater Village Extension DCP.

Once the Minister for Planning has approved the Glen Innes Severn LEP, a review of these DCPs will be required to ensure only one DCP applies to any one plot of land in accordance with the requirements of recent changes to the Environmental Planning and Assessment Act 1979.

1.3.7 Other Studies

Grey Street Precinct, Glen Innes – A study of the precinct and recommendations for its conservation and enhancement

This document sets out the historical context and development of Glen Innes, form and character of the Grey Street Precinct, the cultural significance of the area, and provides a range of recommendations relating to: Glen Innes as a whole; the conservation of the Grey Street Precinct; the enhancement of the Grey Street Precinct; and the promotion of Glen Innes as a Historic Centre and Tourist Destination.

Glen Innes Council's Heritage Advisor Report, May 2004

This contains a review of the Grey Street Precinct (Main Street) Study, and the progress of the Main Street in adopting the recommendations set out. The report identifies signage as an issue. The report outlines 6 key recommendations to ensure signage within the main street is in keeping with the heritage character.

Severn Shire Local Environmental Study, 1999

This Local Environmental Study was prepared prior to the preparation of the Severn Local Environmental Plan 2002. The Local Environmental Study addressed various issues affecting the whole Local Government Area.

1.4 Structure of the Strategy

After the description of the Glen Innes Severn LGA in this section, the report goes on to document the issues important to the development of the region.

Each chapter includes:

- ▶ Strategic Directions to address the main challenges; and
- ▶ Specific Actions to implement the suggested strategy.

Part A - Introduction

Chapter 1 Provides an introduction to the Strategy, including the purpose and objectives of the Strategy, a brief description of the LGA and a summary of the legislative planning framework that currently applies.

Part B – Regional Strategies

Chapter 2 Outlines a vision for the Region and the guiding principles to achieve the vision, formed through background research and community consultation.

Chapter 3 Provides strategies and specific strategic directions and actions in relation to using land efficiently and effectively including settlements and future housing needs

Chapter 4 Provides strategies and specific strategic directions and actions in relation to protecting the rural future of the LGA.

Chapter 5 Provides strategies and specific strategic directions and actions in relation to employment and economic development within the LGA.

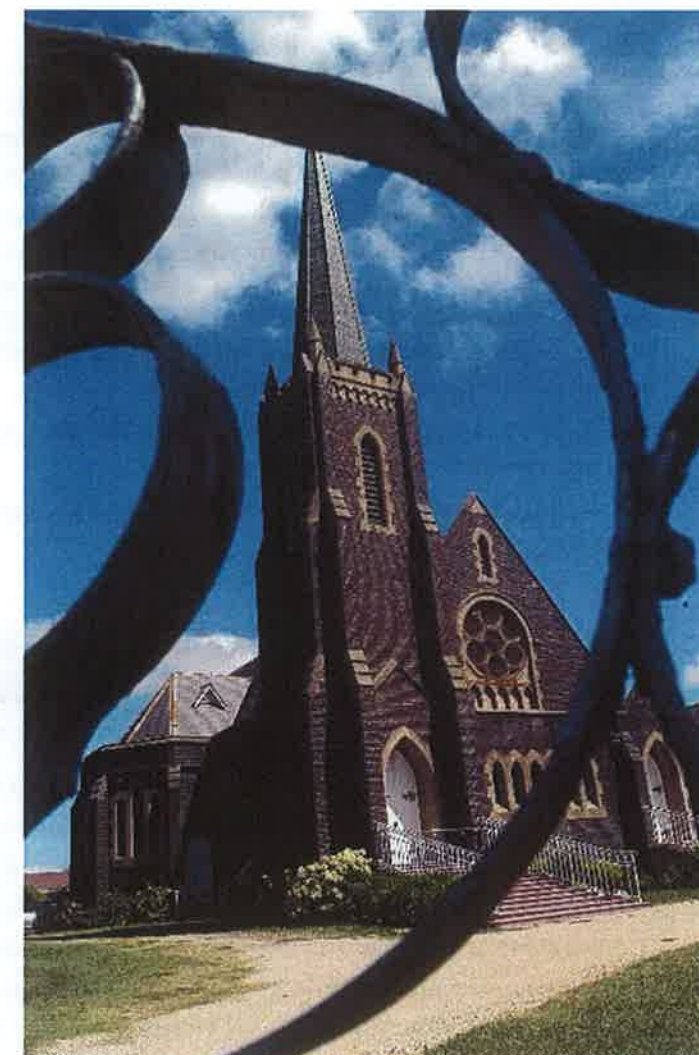
Chapter 6 Provides strategies and specific strategic directions and actions in relation to the natural environment.

Chapter 7 Provides strategies and specific strategic directions and actions in relation to the providing quality facilities and services.

Chapter 8 Provides strategies and specific strategic directions and actions in relation to improving infrastructure and transport provision within the LGA.

Part D – Implementation

Chapter 9 Outlines the implementation and monitoring process for the Strategy.



2. Visions and Principles

2.1 Vision for the Glen Innes Severn LGA

The following vision provides the foundation for this Strategy. The vision has been developed in partnership with the community whilst also recognising the issues and opportunities to provide a better future for the Glen Innes Severn LGA.

It is important to voice the aspirations the community has for the new Glen Innes Severn area, for the present and future. Whilst such aspirations will change, the vision can be used as a point of reference to understand the changing needs of the communities that make up the LGA. This vision, used as a point of reference and discussion enables planning directions to focus on what is important to the community and what can be realistically achieved for the LGA.

A generation from now, our regional areas can be far better places to use, recreate, enjoy and experience than they are today.

This document introduces you to a vision for the Glen Innes Severn LGA that is worth striving for.

The Glen Innes Severn LGA has harmonious and sustainable quality of life, based on a unique landscape, rural character, strong sense of community and diverse cultures.

The region's rural attributes contribute to its unique identity where its ecological and culturally significant landscapes are valued, celebrated and protected; its urban and rural areas are efficient, livable and mutually supportive and collaborative in creating wealth for the community; it continues to foster a dynamic and prosperous economy and employment base; its development is sustainable, well-designed and in harmony with the rural character of the LGA as well as balancing the competing needs of the community.

This vision can also be achieved by the adoption of the development principles, objectives, implementation strategies and policy actions that have been provided in this document.

The views expressed during the community consultation process of this Strategy provide the basis of the vision above and largely influenced the principles listed below. The guiding principles have been used to direct and refine the strategies proposed in the Strategy.

2.2 Guiding Principles

The vision is embodied into the following guiding principles. The principles have been developed to achieve the vision and have been used to direct and refine the strategies proposed in this report.

Promoting Land Use Efficiency

- ▶ Establish a town centre hierarchy that supports commercial and retail business at the local and regional levels.
- ▶ Foster links between the various centres and communities in such a way that recognises the role of each place and the needs that place may have both within and outside the Sub-Region.
- ▶ Recognise the service centre role that the township of Glen Innes has to all areas of the LGA.
- ▶ Provide a shire-wide local planning context to future planning in the Glen Innes Severn LGA.
- ▶ Maintain and enhance the liveability and amenity of the Glen Innes Severn LGA as a place to live, work and pursue a lifestyle of choice.
- ▶ Advocate that communities be active in defining the character of their town or centre.
- ▶ Provide for a variety of housing types, which acknowledge changing household structure and that caters for all sections of the community.
- ▶ Provide for affordable housing in Glen Innes district centre for low to moderate income earners.
- ▶ Ensure that future growth in residential housing can be accommodated within the LGA in a range of housing types.
- ▶ Provide future rural-residential land that is relatively unconstrained and meets sustainability objectives.
- ▶ Employ urban design techniques to ensure that Glen Innes Severn LGA has a shared 'sense of place' and identity.

Supporting and Protecting Rural Futures

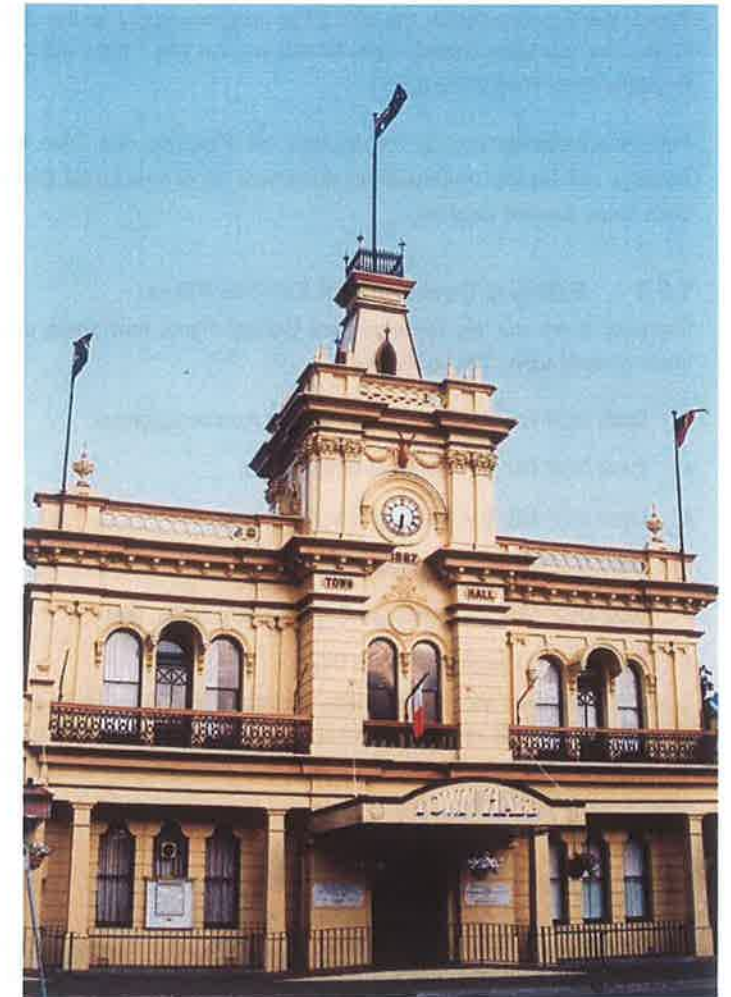
- ▶ Manage rural communities and villages to remain viable.
- ▶ Ensure agriculture carries on into the future as a significant, environmentally and economically sustainable industry with the capacity to capitalise on opportunities for intensification and diversification.
- ▶ Contribute to the protection, enhancement and conservation of rural landscapes and character and the environment within the LGA.

Supporting Employment and Economic Development

- ▶ Ensure planning provisions support and promote sustainable employment, industrial lands and specialised centres.
- ▶ Provide for and facilitate future economic growth in the LGA.
- ▶ Ensure innovative and sustainable growth in the Tourism sector.
- ▶ Encourage and support commercial and retail development within the LGA.
- ▶ Ensure the provision of well-located, suitable land for future industrial purposes.

Caring for the Natural Environment and Heritage

- ▶ Conserve areas of scenic amenity.



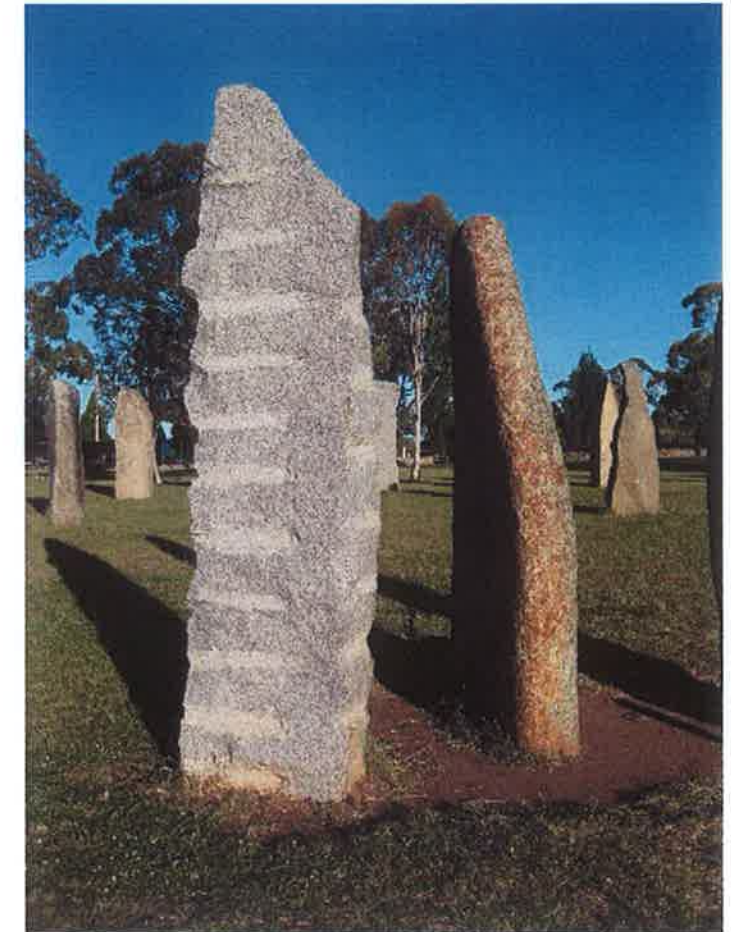
- Minimise the impact on the climate.
- Minimise the risks associated with natural hazards.
- Protect and enhance areas supporting high conservation values.
- Avoid fragmentation of the landscape with an emphasis on consolidating and connecting intact landscapes.
- Protect and enhance the quality and quantity of local water resources.
- Protect the heritage values of the LGA.

Providing Quality Facilities and Services

- Encourage the retention of a younger population.
- Ensure that community facilities and services are adequate and accessible.
- Provide for the recreational needs of the current and future population.

Improving Transport and Infrastructure Provision

- Manage and improve the road networks.
- Identify opportunities for the airport in strengthening the LGA's economy.
- Provide a public and private transport system that meets the needs of the community.
- Ensure the provision of a secure and reliable water supply to the LGA.
- Ensure the provision of appropriate sewer services to the LGA.
- Ensure the adequate provision of electricity and telecommunications infrastructure.
- Manage and minimise stormwater and waste and encourage water savings and recycling of effluent.



3. Promoting Land Use Efficiency

3.1 Strategies

Glen Innes Severn LGA needs a clear structure for a sustained growth. Sustained growth can be achieved through building on local strengths (idyllic rural setting, unique visitor destination) and responding to the needs of a diversified and local community.

Areas such as Glen Innes Severn are becoming increasingly recognised for their quality of life and relaxed lifestyle. Managing future growth and associated change in a way that protects natural resources and lifestyle values requires a highly sustainable pattern of development based on efficient utilisation of land and infrastructure, and tighter controls over ad-hoc and dispersed forms of development.

To maintain this quality of life, there must be a good understanding of the close relationship between the urban and rural parts of the LGA. To achieve this requires careful attention to the final form and design of development and public spaces. The ultimate success in managing growth in the LGA will depend upon the ability to adopt the best possible urban and rural development practices and most suitable governance arrangements.

Sustained growth in Glen Innes also needs to recognise and strengthen Glen Innes Severn LGA as a major centre in the Northern Tablelands. The township of Glen Innes acts as a district centre for the Northern Tablelands and therefore has an integral role in the success of the region. Employment growth, improvements to the public domain and creating a liveable and safe environment are fundamental to Glen Innes Severn's future. It is therefore important that Glen Innes Severn LGA be innovative and forward thinking in any development strategy for the region

The Glen Innes Severn LGA also operates as a network of communities with the township of Glen Innes as its hub. Future management of these centres will be based on an understanding of the local and regional role they play in the Northern Tablelands. The challenge is to manage their diverse regional and local roles so they meet the needs of residents, workers and visitors and maintain a high quality of amenity. For that reason appropriate planning should be undertaken for each town and village.

3.1.1 Settlement Hierarchy

A key issue for Glen Innes Severn LGA is how to deal with settlements (particularly rural-residential development) in the LGA when considering the future of rural areas and how these will be managed. A settlement hierarchy provides a framework for understanding the relationships between settlements in the local region as well as between neighbouring settlements.

In the past, many rural residential developments have undermined this structure by allowing people to live in dispersed locations with little regard to direct access to higher order centres. A key objective of the settlement hierarchy is to maintain the traditional rural landscape by limiting urban sprawl and having a boundary or a footprint for each place. A clear boundary will limit the impact on the surrounding environment and ensure settlements do not sprawl or form strip/ribbon development.

Defining a settlement hierarchy will also encourage development that recognises and complements the different roles and functions of the settlements. This will also ensure that towns maintain important elements of urban form and township character.

The hierarchy of settlements should be based on the facilities provided in the settlement and the role that it plays. Table 3.1 describes the proposed settlement hierarchy. It should be noted that Armidale is considered as the regional centre for the area, which is outside the boundary of the LGA.

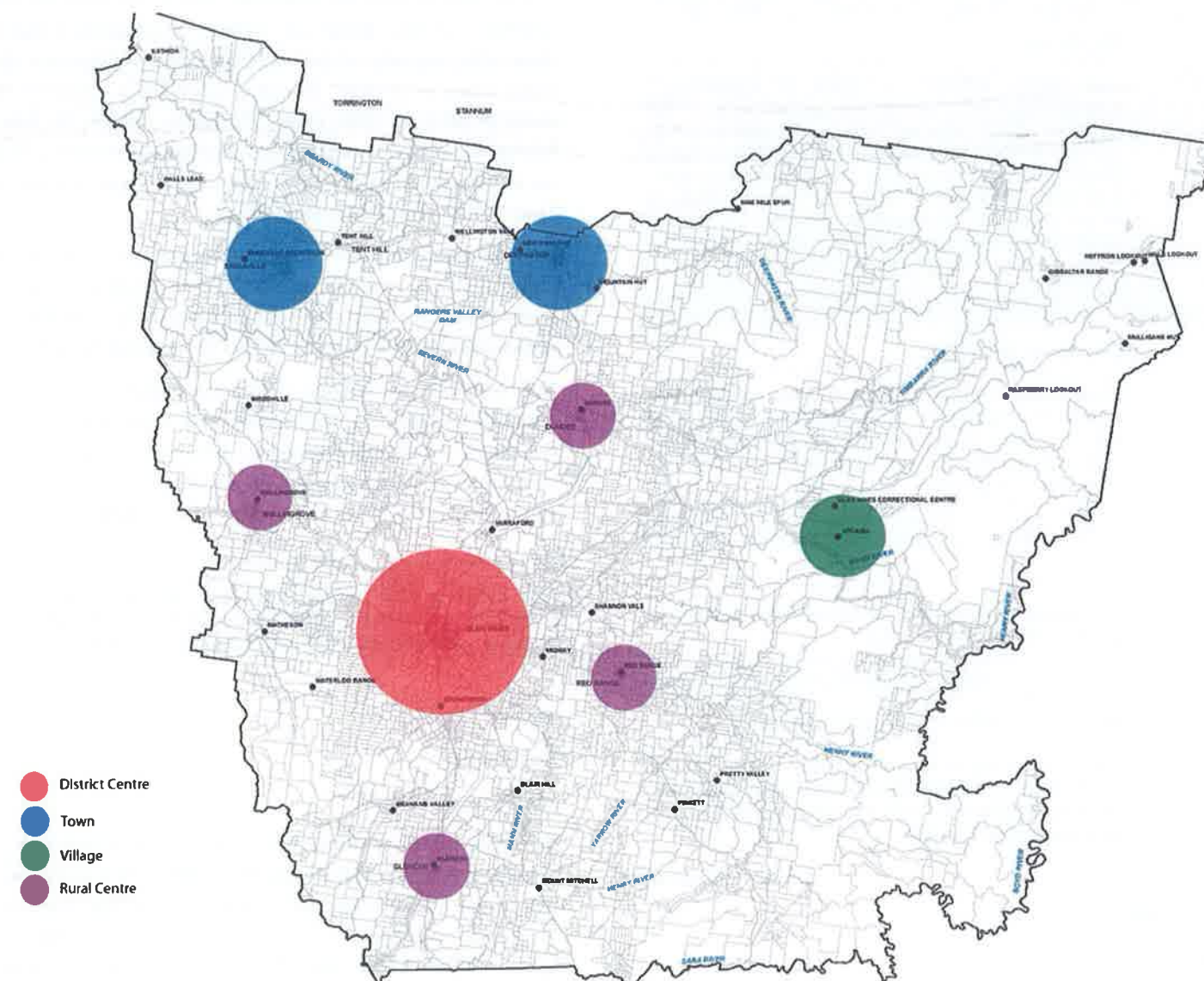


Figure 3.1 Settlement Hierarchy

Table 3.1 Proposed Settlement Hierarchy

Regional Centre	
Location	Armidale (outside of LGA)
Function	This centre provides a range of higher order retail, commercial and government services, University and regional air and rail transport linkages to the rest of NSW. Limited commuting for employment between the LGA and Armidale is likely to occur.
District Centre	
Location	Glen Innes
Function	This centre provides a range of employment, entertainment and recreational opportunities, a full range of local services and some higher order services such as high school and hospital. It has a large mixed commercial area providing service, retail, and office uses with a large chain supermarket. It would cater for convenience, weekly and limited comparison shopping. It is the principle centre of the LGA as well as having Council Chambers.
Town	
Location	Deepwater, Emmaville
Function	These towns provide a range of local services and variety of employment opportunities in tourism and retail but relies on the regional and district centre for other opportunities. It has shopping for weekly and convenience shopping.
Villages	
Location	Wyaliba
Function	This village provides only for convenience needs and typically has only a post office.
Rural Centre	
Location	Red Range, Wellingrove, Dundee, Glencoe
Function	These rural centres are a focal point for the surrounding community and usually have a community hall or bushfire shed. There are generally no shopping facilities or other services.

Source: PIA Sept 2006

3.1.2 Settlement Types

District Centre - Glen Innes

Identity and Form

The district centre of Glen Innes is located approximately 96 km north from Armidale. Glen Innes is the largest settlement within the LGA and supports a population of 5,722 (ABS Census 2001). The junction of the New England and Gwydir Highways is located within Glen Innes and for this reason Glen Innes has been established as the intersection for the north south route and east west route for the Northern Tablelands. The Main Northern Railway Line passes through Glen Innes, however, this line is no longer in operation. Glen Innes is the LGA's largest central business district and is

surrounded by low scale residential neighbourhoods with well-defined characteristics.

The urban form of Glen Innes has been influenced by the highways, Furracabad Creek and Rocky Ponds River, as it dissects the centre. The centre sits in a valley, which is framed by views of hills, ranges and trees plants and vegetation on the Great Dividing Range.

Glen Innes similar to most rural centres, has been developed with many streets exhibiting long and wide characteristics. The urban area displays a grid pattern of streets. The spatial character of Glen Innes has been described as having good street spaces, with the CBD (the retail core- Grey Street) generally well defined. Commercial buildings line Grey Street with minimal or non-existent setbacks. It exhibits a two storey retail character of dominant shop fronts, awnings and advertising signage. Grey Street exists as a 'heart' as well as providing a gathering place, which provides a sense of place for Glen Innes. The centre displays its unique history and culture through its integration of its historic buildings and modern elements. A medium strip of car parking dissects Grey Street. Two large car parking areas also operate behind the Town Hall and the Mackenzie Buildings.

Industrial areas and highway oriented showroom/commercial areas, such as Gleninda Industrial Estate, development on the New England Highway, Gwydir Highway and Derby Street, are separated from the street by large setbacks and thus exhibit poor spatial character that offers no comfort to the pedestrian/street user.

The streets in the majority of the residential areas consist predominantly of a residential environment. They demonstrate a domestic spatial quality characteristic of low-density residential development comprising large front and side setbacks. The majority of the heritage buildings are small cottages from the late Victorian / Edwardian period; most are of timber construction with corrugated iron roofs.

Desired Future Character Statement

Glen Innes is the vibrant heart and strength of the LGA, providing diverse experiences, harmony between its heritage and modern elements, economic benefits and services in a friendly and rural atmosphere.

Towns

Emmaville

Identity and Form

Emmaville is a small town located about 50 km north-west of Glen Innes nestled between the Severn and Beady River supporting a population of 308 persons (ABS Census 2001). The town 'heart' is centred on Moore Street where the main activities occur. The town contains a hospital, primary school, high school, community hall, police and fire station, post office, convenience store and two hotels. The spatial character of Emmaville can be described as a typical rural town with good wide streets, limited kerb and guttering and a defined main street. It is made up of predominantly detached housing with modest community and commercial facilities.

Emmaville was originally known as Vegetable Creek. The town name later changed to Emmaville in 1882. The first properties in the area around Emmaville were Wellington Vale, Rangers Valley and Strathbogie, all established in 1839. A tin mine was discovered in 1872 and at its peak it is estimated that 2,500 miners were working locally. Currently Emmaville has no reticulated water and sewer systems. Emmaville



Glen Innes Gateway



Grey Street: the retail/commercial core of Glen Innes Centre



Emmaville Gateway

and surrounds is a popular tourist destination for trout fishing and fossicking.

Desired Future Character Statement

Emmaville is an energetic rural town with a strong and friendly community that supports its viable agricultural pursuits. Emmaville obtains its character and charm from its strong history and distinct visual landscape.

Deepwater

Identity and Form

Deepwater is located about 42 km north of Glen Innes on the northern border of the LGA supporting a population of 269 persons (*ABS Census 2001*). The New England Highway dissects the western portion of the town and a disused rail line is located along the town's eastern boundary. Deepwater River runs along the town's southern boundary. Deepwater has a daily bus service to Glen Innes as well as bus services to Armidale and Tenterfield.

Deepwater has a small but modest commercial area located along the New England Highway. The activity centre or heart of Deepwater is characterised by single storey buildings with no minimal setbacks from the highway. A new industrial area located to the north of the town. The town contains a post office, general store, supermarket, garage and two hotels. The town displays a grid street pattern with long and wide streets made up of predominantly detached residential housing.

Desired Future Character Statement

Deepwater is a vibrant and relaxed rural town with an active focal centre. Deepwater retains its strong agricultural landscape and maintains its livable and close community.

Villages and Rural Centres

Identity and Form

The village of Wyaliba contains the only commercial facilities for these centres being a general store, as well as a community hall, primary school and a skateboard ramp. The other rural centres including Red Range, Wellingrove, Dundee and contain facilities such as community halls. Glencoe has a post office, tavern and limited sporting facilities but no community hall. Where as, Wellingrove has a post office and Red Range has a primary school. The villages and rural centres within the Glen Innes Severn LGA contain dispersed housing development with large setbacks and exhibit a distinct rural character.

Desired Future Character Statement

The villages and rural centres of Glen Innes Severn LGA have distinct rural lifestyles with strong connections to the landscape. The lifestyle is set on large, open areas with a close community.

3.1.3 Providing Housing Needs

Understanding where people live, the pattern of settlement, and the demand for housing is vital in planning for the future of Glen Innes Severn's settlements. In solving the housing needs of the community this Strategy looks at two issues: firstly, how much land Council should make available for housing development; and secondly,

where that land should be allocated. This Strategy therefore has the following five key objectives:

- to focus growth within serviced settlements to maximise the utilisation and efficiency of existing infrastructure and community services; and promoting infill development in preference to settlement expansion;
- to provide for incremental development and growth in unserviced settlements and low-density residential areas subject to environmental, economic and community considerations;
- to provide for housing development in rural areas that supports primary industry development and to limit housing that may conflict with future productivity or threaten ongoing access to primary industry resources;
- to provide for growth in housing where there are well-founded indications of likely future demand, thereby ensuring communities will benefit from any such economic and population growth; and
- to ensure that new development is responsive to existing development and successfully integrates into settlements.

Residential Development

Residential development within the LGA primarily takes the form of single detached dwellings, with some dual occupancy and unit development. Residential land in Glen Innes is zoned 2 Residential under the Glen Innes LEP 1991, whilst residential land in Deepwater, Emmaville, Wellingrove, Red Range and Glencoe is zoned 2(v) Village under the Severn LEP 2002.

The objective of the Strategy is to ensure that a range of living opportunities for future and existing residents is provided and growth of the settlements of managed sustainability. The policies outlined below detail residential housing provision.

Residential Development Demand

The basis of this strategy for housing is anticipating the number of houses that will be needed in the period between 2006 to 2031 and providing for that demand in appropriate locations. Estimates of additional housing needs are based on demographic predictions and historical housing growth rates; that is, combining the traditional demographic approach with the data on building approvals in previous years.

Building approvals in the Glen Innes Severn LGA have historically indicated a healthy supply of building activity. Dwelling growth for the ten-year period from 1991 to 2001 was 5.9 %, or an average annual growth rate of 0.5 % (*ABS Census data- total private dwellings*).

Over the five-year period (1999 to 2003) \$30 million dollars was spent in building approvals in the Glen Innes Severn LGA (*ABS- National Regional Profile*). It has been calculated that approximately 194 dwellings per year (over the five year period) were approved on residential lots.

This Strategy has estimated a high and low growth scenario for residential demand. The first (high scenario) is based on historical stock of dwellings approvals, as shown above.

The second (low scenario) is based on the population projections and projected



Moore Street: the 'heart' of Emmaville



Deepwater Gateway



New England Highway: the main centre of Deepwater

household size. The Department of Planning (2004) projected the Glen Innes Severn LGA population in 2031 to be 7,530 persons and the occupancy rate in 2031 would be 1.9 persons. Table 3.2 demonstrates the low and high dwelling requirement for the Glen Innes Severn LGA.

Table 3.2 Projected Residential Dwelling Requirements

	Additional Dwelling Requirement (30 years) at 2031	Average Annual Dwelling Requirement
High Scenario	500	20
Low Scenario	368	14.7

Residential Development Supply

Residential settlement can be directed to support the growth or consolidation of the district centre and towns. These areas can be promoted to support existing communities and to contribute to a thriving rural economy. It may assist in retaining rural populations, by providing both existing and new landowners with a wider choice of lifestyle in rural areas.

Glen Innes, Deepwater and Emmaville are the only settlements that have the capacity and infrastructure for additional housing. It is assumed within the next 25 years the existing small residential lots with an existing dwelling will not have any potential to develop additional residential dwellings on the same lot such as semi-detached, row or terrace developments. This is based on historical dwelling growth, where there is no or even a negative demand for semi-detached, row or terrace developments.

It has been estimated from a detailed land audit that a total of 212.76 hectares of residential land is available for additional housing in Glen Innes Severn LGA. A potential lot yield of 486 lots is anticipated for the remainder of the land, which is not constrained. The future theoretical dwelling potential shown in Table 3.3 has been estimated discounting site constraints such as bush fire hazards, environmentally sensitive land etc.

Table 3.3 Unconstrained Residential Lot Summary in Glen Innes Severn LGA

Area	Number of Lots	Total Hectares
Glen Innes	238	92.31
Deep Water	146	34.06
Emmaville	102	86.39
Total Glen Innes Severn LGA	486	212.76

Dwelling requirements and anticipated residential lot supply

The above information suggests that there is sufficient residential land stock in Glen Innes, Deepwater and Emmaville (486 potential lots) to meet the projected low scenario dwelling requirements for the LGA (368 additional dwellings).

Under the high growth scenario Glen Innes Severn Council's population is expected to

increase in absolute terms. In case of the high growth scenario there would be a deficiency of 14 lots. Dwelling stats are likely to increase in the region regardless of the scenarios that eventuate; this is mainly due to the decreasing household size. Given the region's economic growth and population changes such as household size, this scenario is considered realistic but unlikely.

Based on current population trends the low growth scenario is likely to be the most probable outcome for the region. This is based on factors such as decreased absolute population and changes in the demographic structure such as ageing. It is therefore recommended that the low growth scenario is utilised as the most rational scenario.

The challenge for the LEP is to develop a strategic framework to provide suitable land in appropriate locations for these additional households and increased employment opportunities. The designation of such land for urban development must be consistent with other land use policies, particularly the protection of productive agricultural land, and the protection and enhancement of environmental assets.

The provision of infrastructure services will ultimately be the most significant of the planning considerations relating to the development of the LGA. A combination of topographical characteristics poses considerable constraints with respect to the staging of development and, subsequently, the needs of the new population in Glen Innes Severn LGA.

Despite the fact that ample residential land currently exists in the LGA, some of the land that has been zoned residential has not been developed. The provision of approximately 20ha of additional residential land at the north-eastern corner of the intersection of Taylor and Hunter Streets to allow for some additional locational choice for Glen Innes residents is recommended. This land will also accommodate future residents as a result of the recent in-migration from the rural areas of the LGA into Glen Innes.

Rural Residential Development

Rural-residential development or small rural holdings are dispersed across the LGA. The main concentrations of rural-residential areas are located at East Pandora Road, Pleasant View Crescent, Glen Legh Road, Furracabad Road, Wilson Road, Lynch Road, Golf Links Road and Gwydir Highway. Much of this development has occurred on an adhoc basis with limited forward planning.

Rural residential development needs careful planning to avoid potential land use conflicts. The location of houses and other development is a threat to agricultural production, mineral exploration, extractive industries and biodiversity. Development of houses on smallholdings or rural titles generally alienates the land from commercial production. Many smallholdings support only limited agriculture and while some niche industries contribute to household income it is unusual for hobby farms to be commercially viable. However, it should be noted that rural residential development is an important component of settlement in NSW. It has the potential to provide a diversity of lifestyle options and contribute to the character, economy and social fabric of the region. The challenge is to develop rural residential development into sustainable communities incorporated into the overall pattern of human settlement. It is important to recognise the opportunities of rural residential development, but it needs to be better managed in terms of the potential conflicts and costs associated with rural residential development.



Rural residential development east of Glen Innes



Rural residential development north of Glen Innes



Rural Residential Development Demand

This Strategy has estimated a high and low growth scenario for rural residential demand. The first (high scenario) is based on historical stock of dwellings approvals, as explained in residential land demand, above. Between 1995 and 2005 there were 72 rural-residential lots created within the LGA at an average of 6.5 lots per year.

The second (low scenario) is based on the population projections and projected household size. Table 3.4 demonstrates the low and high dwelling requirements for the Glen Innes Severn LGA.

Table 3.4 Projected Rural Residential Dwelling Requirements

High Scenario	212.5	8.5
Low Scenario	157.5	6.3

Rural Residential Development Supply

The quantity of rural-residential lots is difficult to calculate given that there is not a specific zone under either the Glen Innes or Severn LEPs. Small rural holdings are permissible within the 1(a) Rural (General) zone under both LEPs where they comply with the stated criteria. Given the vast areas zoned and capable for small rural holdings, there do not appear to be many constraints to rural-residential development.

An integral component of this report has been to identify future needs of the LGA whilst accommodating rural residential development in an economically and ecologically sustainable manner. Whilst there are significant areas of potential land available for rural residential development, it is not a renewable resource. In order to accommodate growth in a sustainable fashion it is necessary to identify constraints to development and to determine the highest and best use of developable land so that its economic potential is realised within its environmental limits. However, it should be recognised that market forces including land ownership will play an important role in influencing the rate and location of development.

Previous studies in the LGA adopted the approach of not permitting rural residential development within areas that were identified as flood prone land, mining and high bush fire hazard areas. This report recognises there are a number of physical factors which limit the suitability of land for rural residential development, it aims to take this approach further and to identify those lands which are more suited to rural residential development.

A planned approach to rural residential development involves identifying those areas that are suitable for rural residential development and permitting development to occur, whilst prohibiting such development in all other rural areas.

Once the areas have been identified a planning framework needs to be established. The planning framework will achieve four key objectives;

- Protect agricultural land use resources wherever possible; by discouraging land uses unrelated to agriculture from locating on agricultural land and minimising the ad hoc fragmentation of rural land; and
- Plan and provide for rural settlement where it can benefit and support existing

communities and have access to appropriate community services and infrastructure.

- Minimise the potential for land use conflict by providing adequate separation distance between potential conflicting land uses, introducing management requirements that protect existing agricultural land uses, identify areas that are suitable and capable for intensive agricultural pursuits as agricultural priority areas; and avoid locating new rural settlements in areas that are likely to create conflict with established or proposed agricultural priority areas.
- Carefully manage natural resources by discouraging development and/or subdivision that may result in land or environmental degradation; integrating land, catchment and water resource management requirements with land use planning controls and incorporating land management standards and sequential land uses change in the land use planning and development process.

Considering the current holding pattern in the Glen Innes Severn LGA, and the location of small holdings subdivision under the current LEPs, it is evident that rural residential development would be appropriately located within approximately 10 kilometres from Glen Innes, where land is already fragmented.

There would be some exceptions where subdivision should be prohibited, such as the better quality agricultural land to the west of Glen Innes and the water catchment area associated with Beardy Waters to the south of Glen Innes.

Based on the above, a number of areas have been identified for further investigation as to their suitability for rural residential development. These are:

- Glen Legh Road; and
- Golf Link Road.

These areas will need to be subject to further investigation prior to preparation of a new LEP.

The following is a set of criteria that has been developed to assess these investigation areas. The purpose of the criteria is to identify those areas that should be excluded from small holding subdivision. Land that should be excluded from small holding subdivision includes:

- Productive agricultural land – Land of capability classes 1 to 5 as identified by the Department of Land and Water Conservation (detailed assessment may be required to refine the classification). If classes 1 to 5 land is heavily fragmented, it may be able to subdivided, subject to discussion with DPI;
- Habitat value – areas of land, particularly vegetation, known to contain existing or potential habitat for threatened species and important natural linkages, particularly, New England Peppermint Woodlands, Mountain Gums Grassy Woodlands, Box-Gum Grassy Woodlands and Montane Peatlands and Swamps;
- Environmental hazards – including land identified as having high flood risk, erosion potential, subsidence and slip;
- Excessive slope – land with a slope of greater than 20%;
- Soil – soil strata and/or slope unsuitable for on-site effluent disposal;
- Water quality sensitivity – proximity to drinking water catchments, sensitive waterways and groundwater recharge areas;



Golf Link Rd an area identified for further investigation for rural residential development



Existing rural residential development



- ▮ Bushfire prone areas – if management measures required for development in accordance with State Government guidelines necessitate the clearing of threatened species habitat; and
- ▮ Resources – presence of mineral/natural resources and existing extractive industries.

In addition to the exclusionary criteria above, a number of management criteria should also be applied to identify land and assess development applications for land that may be capable of supporting small holding subdivision:

- ▮ Standard of access – direct access via Council maintained road;
- ▮ Infrastructure – existing provision or potential to provide electricity and telephone;
- ▮ Effluent disposal – effluent disposal can be adequately carried out on site. On-site disposal capability will depend on soil strata and absorption capacity, slope, and proximity to waterways, and may affect the minimum lot size;
- ▮ Proximity to land with existing or potential agriculture, forestry or extractive industry uses – sufficient buffers/setbacks can be provided to minimise the potential of these activities to conflict with the expectations of new small rural holdings residents whose lifestyle and income is not dependent on rural productivity;
- ▮ Fire risk – land within or immediately adjoining areas identified as having high fire risk;
- ▮ Proximity to waterways – sufficient buffer area can be provided between waterways and areas identified for development; and
- ▮ Protection and management of riparian zones.

These criteria should also be applied to land outside the identified investigation areas where rezoning is being sought.

3.1.4 Creating Efficient Settlements

Housing affordability and choice

It is expected that with an ageing population, a reduction in occupancy rates and changes in household structure, future housing in the Glen Innes Severn LGA will need to include a range of housing types and tenures to be adaptable to various lifestyles and situations and affordable for differing income levels, unemployment rates, housing prices, rents and mortgage levels.

Low density housing, whilst a popular form of housing, cannot always cater for all sections of the community. Strategies should therefore be developed that aim to provide a variety of housing types in order to cater for the elderly, young and socially disadvantaged groups in the community.

There are a number of reasons why strategic actions are needed to address the housing affordability and choice issue:

- ▮ The LGA has a high proportion of the population over 65 years of age and this is projected to continue for at least the next 20 years;
- ▮ Glen Innes Severn LGA will continue to attract more retirees and families escaping the city for a healthy lifestyle. The retirees and families coming to the

area are generally active and affluent having just received their superannuation or sold houses in the city at a relatively high price. As a consequence they are seeking medium to large residential lots to build, or to buy established houses in the more modern areas and close to amenities. The developers are responding to this demand by redeveloping older housing stock close to services. The new housing estates are continuing to focus on the standard detached houses and prices are generally increasing with demand;

- ▮ As the population in the area increases and the retired population becomes older and less financially secure, the demand for smaller forms of housing will correspondingly increase. However, the ability to provide that form of housing will no longer be available.
- ▮ The ageing of the general population of Australia is inevitable and plans to accommodate those people in their later years must be initiated now before the opportunities are lost.

It is clear from the analysis that the Glen Innes Severn LGA and particularly the township of Glen Innes as the main population centre, is going to experience development pressures. In coming years the demand for affordable and special needs housing will rise. Without action, Council may see increases in unemployment levels, homelessness, crime, and domestic violence. A proactive, concerted and coordinated effort by all stakeholders is needed if these problems are to be avoided.

Neighbourhood Character

Enhancing the character of neighbourhoods will strengthen the viability of the settlements as it allows for better access and greater use of their services and facilities.

Neighbourhoods also need to accommodate a range of community needs and be adaptable to change over time in response to cyclical changes in such factors as demographics, household size, services, facilities and the condition of housing stock.

The desired character of neighbourhoods can be determined through open consultation between local communities, state and local governments and the development industry. Expressing the vision for the physical characteristics and community needs of the neighbourhood is important in identifying the type and location of redevelopment and regeneration.

Urban Design

Urban design is a multidisciplinary approach to achieving a vision for a place. It brings together people with a wide range of perspectives and skills. Urban design is relevant to all scales of the built environment.

Urban design is central to the shared 'sense of place' and identity of the local communities. A vibrant and responsive public realm has community, economic and environmental benefits. For the residents of towns and settlements, having urban spaces that are legible, distinctive, stimulating and beautiful adds meaning and richness to life, promotes civic pride within the community, and helps people to efficiently access resources.

Many towns within the LGA have a distinctive character and identity, which has historic roots and forms part of their charm and attraction for visitors. This identity should be retained through a responsive urban design process.



Rural residential development north-west of Glen Innes



Creating Liveable Communities – a Sense of Place

Sense of place in this instance relates to a sense of belonging. A number of residents have lived in the area for many years and are part of second and third generation families. This is likely to have enhanced the sense of belonging that these residents feel towards the area.

Sense of place has been found to be positively affected by urban planning that encourages visual coherence, diversity and attractiveness of houses and other buildings. One of the major attractions of Glen Innes Severn LGA is the contrast of the graceful rivers, the rural plains and the gentle mountains, which creates a landscape of considerable beauty and interest.

Most people value a sense of community in the place they live. They want to know their neighbours and feel a part of their community. The success of a vibrant and self-sustaining community depends largely on the involvement of its residents. Community involvement and partnership will also foster a common focus within the community for the character of their town or village. It is therefore important to involve people in their community by implementing a range of social, economic and environmental initiatives.

Longer-term strategic planning and short-term urban design measures can assist in maintaining and enhancing a sense of place. In addition, to maintain the livability of the Glen Innes Severn LGA in the long term, land use planning needs to carefully consider the location and type of any future development. The inappropriate location or type of land uses such as residential development may jeopardise the future livability of the LGA.

3.1.5 Special Use Areas

The aim of special use zone is to provide for special land uses that are not provided in other zones. A special use zone also enables sites to be identified for public purposes, which may include schools, community halls and fire brigade stations. When the site is not needed for that purpose, the zone does allow for a wide range of uses.

3.2 Strategic Directions and Actions

3.2.1 Settlement Hierarchy

1. Encourage development that recognises and complements the different roles and functions of the towns and villages of the LGA.

- Adopt the settlement hierarchy for the LGA outlined and as shown in Table 3.1.
- Ensure that towns provide functions and maintain important elements of urban form and township character in keeping with the settlement hierarchy.
- Direct major urban development towards Glen Innes which already contains sufficient levels of services and infrastructure.
- Allow uses and activities, which serve primary industry, such as value-adding commercial and retail enterprises, to locate in towns and villages if not adversely impacting on surrounding uses.
- Ensure retail development in towns is consistent with the town's function.
- Encourage the development of activities, such as restaurants and visitor

accommodation, to complement the recreation and tourism functions of towns and their hinterland.

3.2.2 Settlement Types

2. Strengthen the role of Glen Innes as a district centre

Strengthening the role of the Glen Innes CBD as the main activity centre is an important component of enhancing the hierarchy of the LGA and its imperative economic role. The CBD area is vulnerable to market competition from other retailers wanting to locate outside the core. Therefore, the CBD to ensure it remains the 'heart' of the LGA is fundamental. Therefore the following actions need to be undertaken:

- Rezone the existing 3(a) Business Zone (under the Glen Innes LEP 1991) within the Grey Street precinct to an appropriate local centre zone.
- Rezone other lots currently zoned 3(a) Business Zone (under the Glen Innes LEP 1991) to an appropriate local centre or neighbourhood centre zone.
- Maintain continuous ground floor retail frontage in the CBD but allow other uses in upper levels that do not impact on and are compatible with function. Incorporate planning controls into a DCP to require active building frontages at street level to encourage pedestrian activity transport connections. A retail hierarchy needs to be developed to ensure retail development in Glen Innes CBD is commensurate with its function.
- Encourage a dynamic mix of uses in the CBD, which will strengthen and revitalise the community and provide a suitable range of activity throughout the day and evening. Creating the right mix of uses can extend activity after hours, making the centre more interesting and active. It encourages more efficient and equitable use of resources, more vibrant and diverse urban environments, more opportunities to love and work more closely, and can achieve environmental objectives through the reduction of private vehicle travel and energy use. That mix will depend on existing uses and desired character will vary within the location of the centre.
- Ensure that important clusters of land uses within the centre, such as retail areas or areas providing live music, are not adversely affected by the introduction of a mix of uses within or adjacent to the clusters.
- Promote outdoor dining and extended licensing schemes within the Grey Street Precinct to reinforce its sense of place.
- Encourage mixed-use development such as 'shop top' housing. Any affordable housing strategies need to include viability of using redundant floor space and converting it to housing catering for a wide range of income levels. The Strategy needs to develop viable options that Council could implement to promote and facilitate shop-top development.
- Undertake a Glen Innes CBD Parking and Traffic Study to ensure any new development and streetscape proposals address concerns regarding the supply / demand of car parking. When any new redevelopment occurs in the CBD, there will be a need for additional shopper/commuter parking. The additional shopper/commuter parking would need to cater for future and existing shoppers to the CBD and ideally could be provided at all of the redevelopment sites nominated.
- Opportunities to enhance the role of Anzac, Edward and Veness Park from East Avenue by improving linkages to the CBD and encouraging frontages to the park.



Encouraging outdoor dining and alfresco uses for will improve the character and will help define the space.

The two main factors central to economic growth in Glen Innes are population growth and the ability for the centres community to attract new economic activity. In addition, actions need to be taken to enhance the liveability and sense of place and sense of community in Glen Innes. Therefore the following actions need to be undertaken:

- (j) Investigate methods of 'branding' the district centre of Glen Innes to create a unique marketable image which has relevance to the CBD, its community / environment and its history and develop a marketing strategy. Develop the marketing strategy to promote Glen Innes as a vibrant and active community focused centre.
- (k) Prepare and implement an annual calendar of events for Glen Innes, which increases visitation to the CBD (especially out of normal business hours). Develop and implement a marketing plan in stages focusing initially on highly visible aspects such as implementation of branding, public domain improvements, development of key sites, investment prospectus etc.
- (l) Enhance the centres approaches and gateways. Develop public art projects as part of gateways where they are the point where people first observe and experience the "sense of arrival" in Glen Innes.
- (m) Investigate economic initiatives to enhance the industrial area west of the CBD.
- (n) Recognise Council's charter in the supply of water and sewerage infrastructure and treatment.
- (o) Rezone areas currently zoned 3(b) Highway Services Zone to an appropriate highway services zone.
- (p) Investigate the expansion of an appropriate business zone north east of the centre.
- (q) Enhance the unique locality of Gleninda Industrial Estate.
- (r) Protect Gleninda Industrial Estate from encroachment of non-industrial uses.
- (s) Incorporate the history of Glen Innes into the 'branding' of the centre.
- (t) Erection of better way-finding signage at key decision points. Especially for tourist destinations.
- (u) Establish a consistent landscape language building upon the consistent landscape of merit.
- (v) Ensure the provision of public spaces and facilities that are attractive and accessible to people of all ages.
- (w) Undertake an audit of Council owned property and identify potential sites that could be used or redeveloped for cultural purposes such as performance spaces.
- (x) Protect the land and land adjoining land of Beardy Water which is the source of stored water supply for the town of Glen Innes. Rezone the area currently zoned as 7 Environmental Protection (Water Catchment) under the Glen Innes LEP 1991 to an appropriate environmental protection zone.
- (y) Incorporate in the CBD Contributions Plan requirement for contributions from developers towards public art.

- (z) Work with public housing providers to identify opportunities for the provision, management and ongoing maintenance of low cost housing within the centre.
- (aa) Prepare area character statements to clearly identify areas for Glen Innes to be inserted into a comprehensive DCP.
- (bb) Ensure potential land use conflicts are considered.
- (cc) Require all new development proposals within the centre to provide all necessary car parking in accordance with Council's car parking standards.
- (dd) Prepare a bicycle and pedestrian plan for the centre which links surrounding residential, open space and car parking areas. Identify new links where required to improve accessibility and require that these be accommodated in any development proposals.

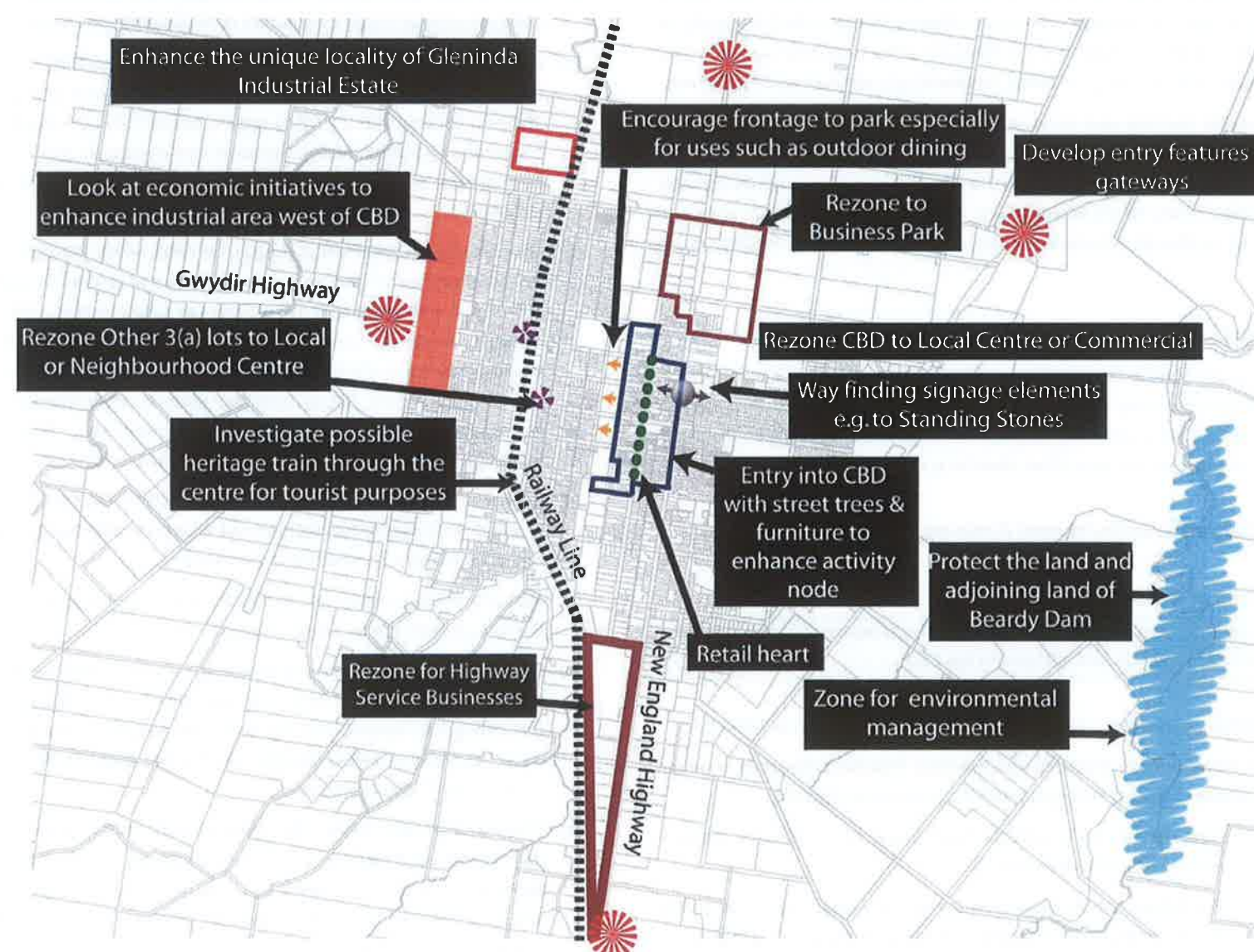


Figure 3.2 : Glen Innes District Centre Local Strategy

- (ee) Create bicycle parking spaces in conjunction with/near parks, civic spaces and areas for active uses.
- (ff) Require secure bicycle parking in major new developments for use by residents and workers.
- (gg) Prepare an Accessibility Action Plan to identify appropriate short, medium and long term actions to improve access to the centre based on travel demand management principles.
- (hh) Provide well-defined and visually appealing pedestrian linkages from the surrounding residential areas which are part of the broader legible pedestrian and cycle network.
- (ii) Improve the amenity and safety of existing informal pedestrian links.
- (jj) Incorporate pedestrian and cycle networks in CBD improvements.
- (kk) Investigate and improve accessibility within the public domain.

3. Strengthen the role of Emmaville as a Town

- (a) Develop the village zoning within Emmaville under the new LEP.
- (b) Emmaville has existing hospitals and community facilities and has the potential to build upon these existing facilities. The identified 86.39 hectares of unconstrained vacant land to be retained for future urban development and zoned village under the new LEP.
- (c) Allow for the growth and development of Emmaville within existing zone boundaries (see Figure 3.3).
- (d) Develop area character statements that guide development in the community and help retain the significant residential character and protect heritage values. The area character statements will manage the expected growth in a sustainable manner, that protects the unique environmental assets, cultural value and natural resources of Emmaville. The area character statements will, with open consultation with the community, should be incorporated into the comprehensive DCP.
- (e) Lobby State Government to provide Emmaville with a reticulated sewer system under the Country Towns Water Supply and Sewerage Program.
- (f) Formalise the main street to create a sense of place and a 'heart' for Emmaville with street trees and furniture.
- (g) Implement gateways / entry features to Emmaville to make the town more visually appealing and create a 'sense of place' in Glen Innes.
- (h) Investigate methods of 'branding' Emmaville to create a unique marketable image which has relevance to the town, its community / environment and its history and develop a marketing strategy. Develop the marketing strategy to promote Emmaville as a vibrant and active community focused village.
- (i) Develop and implement a marketing plan in stages focusing initially on highly visible aspects such as implementation of branding, public domain improvements, development of key sites, investment prospectus and the improvement and integration of commercial and community facilities.

- (j) Investigate the possibility of rezoning existing holdings less than 40 hectares to an appropriate rural small holdings zone in a radius of 2 kms around the town
- (k) Encourage development that contributes to a low key village settlement pattern, which provides for a variety of lifestyle needs.
- (l) Investigate opportunities for improved and integrated commercial and community facilities.
- (m) Investigate options for the provision of aged care developments between the hospital and the town centre.
- (n) Ensure future development, particularly urban stormwater runoff, does not pollute the surrounding catchment
- (o) Investigate options for the provision of facilities for youth
- (p) Maintain the Emmaville Hall as a meeting place for the community.
- (q) Investigate the potential to for alternative mechanisms for sewage management such as package treatment plants
- (r) Maintain the existing open space and reserve areas.

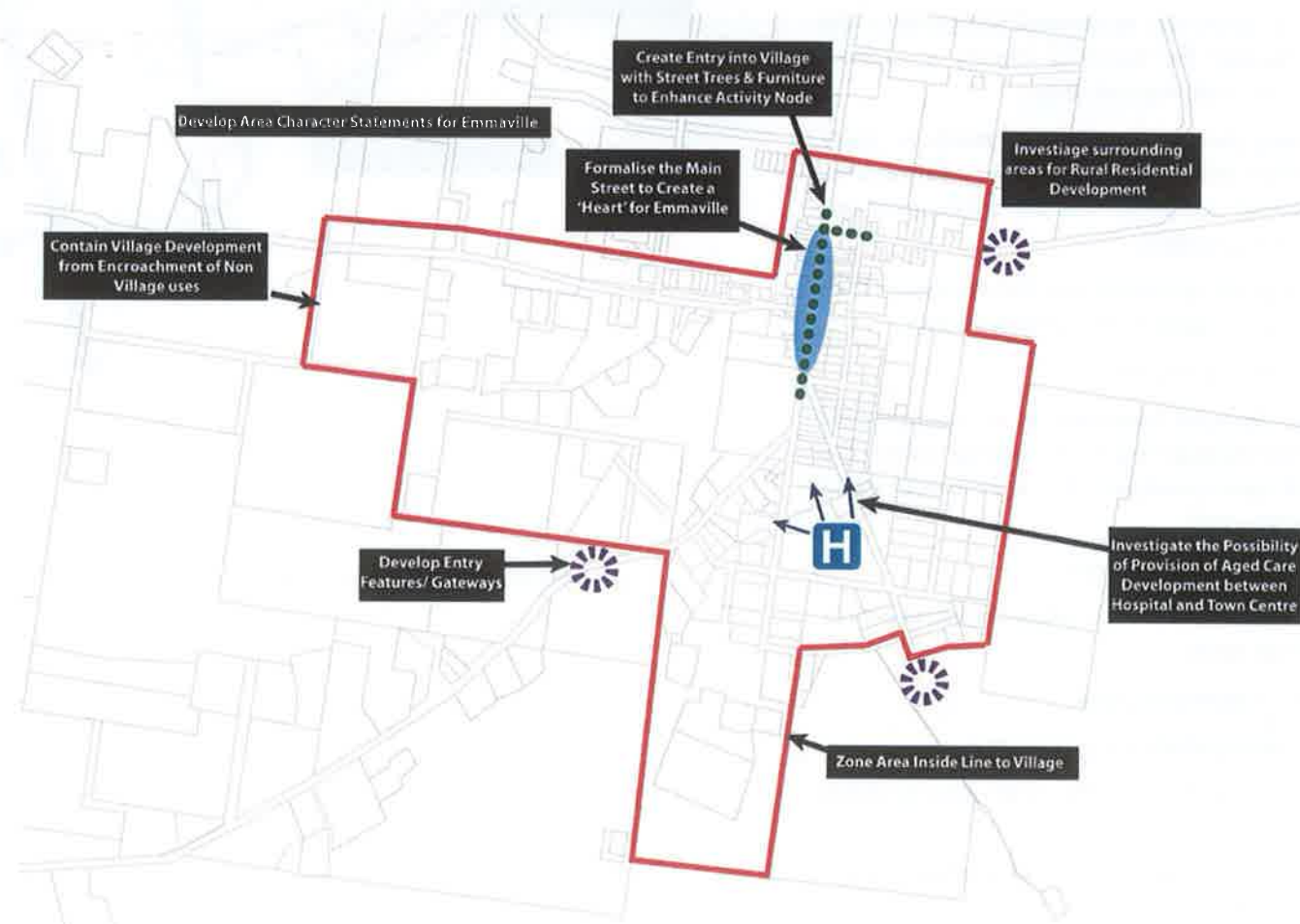


Figure 3.3: Emmaville Local Strategy

4. Strengthen the role of Deepwater as a town

- (a) Develop an appropriate village zone within Deepwater under the new LEP.
- (b) The identified 34.06 hectares of unconstrained vacant land to be retained for future urban development and zoned an appropriate village zone under the new LEP.
- (c) Allow for the growth and development of Deepwater within existing zone boundaries. (See Figure 3.4).
- (d) Formalise the main street to create a sense of place and a 'heart for Deepwater with street trees and furniture.
- (e) Implement gateways / entry features to Deepwater to make the town more visually appealing and create a 'sense of place' in Glen Innes.
- (f) Investigate methods of 'branding' Deepwater to create a unique marketable image which has relevance to the town, its community / environment and its history and develop a marketing strategy. Develop the marketing strategy to promote Deepwater as a vibrant and active community focused village.
- (g) Develop and implement a marketing plan in stages focusing initially on highly visible aspects such as implementation of branding, public domain improvements, development of key sites, investment prospectus and the improvement and integration of commercial and community facilities.
- (h) Investigate the possibility of rezoning existing holdings less than 40 hectares to an appropriate rural small holdings zone in a radius of 2kms around the town.
- (i) Encourage Deepwater River to remain as a focal point.
- (j) Develop area character statements that guide development in the community and help retain the significant residential character and protect heritage values. The area character statements will, with open consultation with the community, should be incorporated into the comprehensive DCP.
- (k) Orientate residential development away from the Highway
- (l) Encourage development that contributes to a low-key village settlement pattern, which provides for a variety of lifestyle needs.
- (m) Investigate options for the provision of facilities for youth
- (n) Maintain the Deepwater Hall as a meeting place for the community.
- (o) Ensure future development, particularly urban stormwater runoff, does not pollute the surrounding catchment
- (p) Program adequate provision of utility, transport and community infrastructure in conjunction with programmed development.
- (q) Maintain the existing open space and reserve areas.

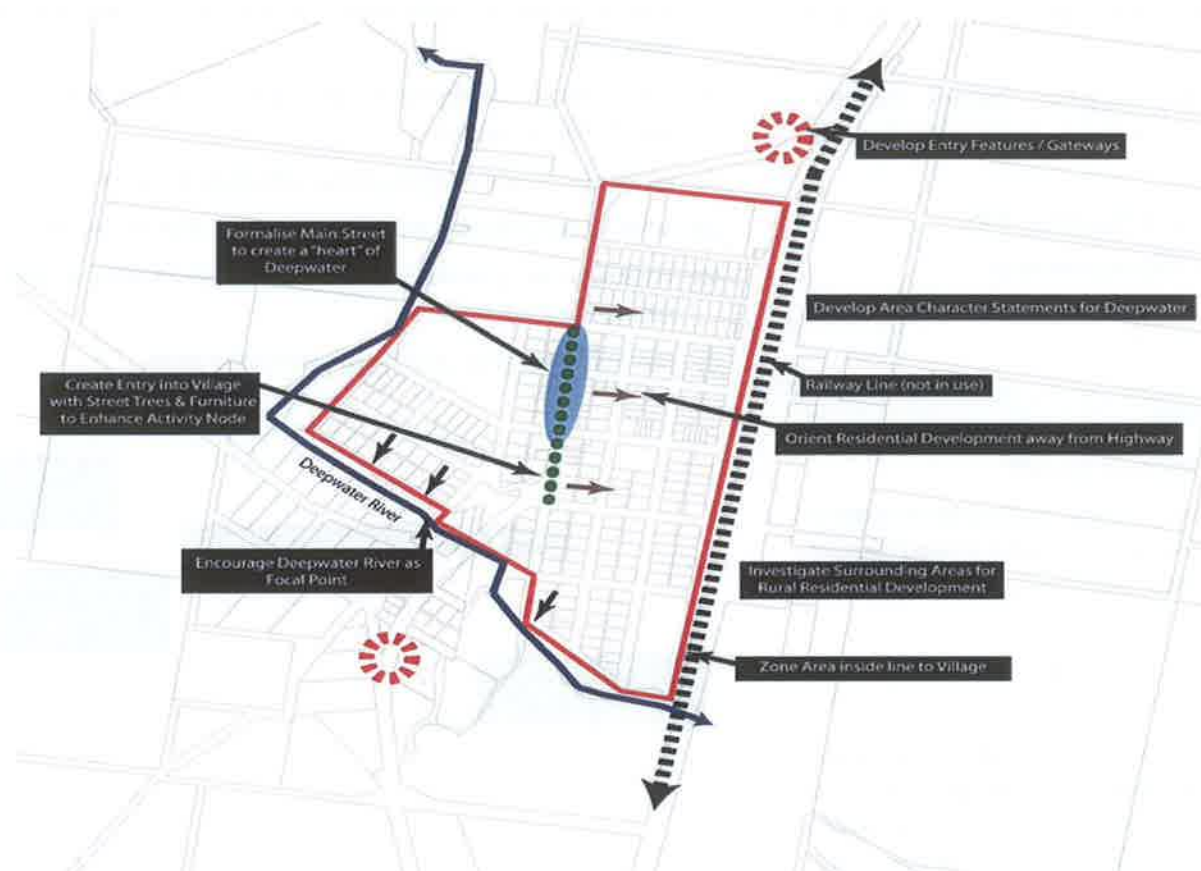


Figure 3.4 Deepwater Local Strategy

5. Villages and Rural Centres

- Develop locational guidelines to assist in more sustainable efficient and effective locating, planning, design and management of rural residential developments having regard to regional, environmental, social and economic factors.
- Investigate the possibility of rezoning existing holdings less than 40 hectares to an appropriate rural small holdings zone in a radius of 2kms around the Glencoe.
- Identify significant areas of native vegetation and wildlife corridors. Areas that are mapped as containing potential Endangered Ecological Communities (EECs) and Threatened Ecological Communities (TECs) will need to be confirmed. Potential growth areas identified by Council have been given priority in the process of confirming EECs and TECs, however confirmation of EEC and TEC status will also be required for the remaining landscape so that these areas can be managed within the LEP.
- Restrict development in environmentally sensitive land.
- Identify bushfire prone lands and implement the strategic fire protection zones as contained in Planning for Bushfire Protection.
- Restrict development in bushfire prone areas.
- Prevent inappropriate development in flood prone areas.
- Reduce the chance of flooding where development exists within a floodplain through flow alteration e.g. levee banks or channel engineering.
- Development should be restricted to below the ridgelines in all areas.
- Promote water sensitive urban design (WSUD) and integrated water cycle management (IWCN) in Development Plans and development proposals to achieve catchment water management objectives.
- Provide ready controlled access to the New England Highway and Gwydir Highway.

3.2.3 Providing Housing Needs

Rural Residential Housing Supply and Demand

6. Ensure adequate supply of residential and rural residential land for future generations.

- Zone all residential land identified as unconstrained and available for development either a general residential or village zone under the new LEP.
- Investigate development strategies for Glen Innes, Emmaville and Deepwater for any future housing potential. Consideration needs to be given to the heavily constrained land restricting future development.
- Ensure that residential redevelopment areas within town boundaries occur in association with upgrading of infrastructure and services where necessary.
- Investigate the possibility of rezoning land north-east of the Hunter/ Taylor Street intersection to provide additional residential land in lieu of land proposed to be back-zoned rural south of Grafton Street as shown in Figure 3.5.
- Investigate the possibility of expanding boundaries in appropriate locations in

close proximity to Emmaville to provide for existing demand of residential land as shown in Figure 3.3.

- Consider the suitability of surplus and under utilised State, Commonwealth and Local government land for housing development.
- Ensure appropriate areas are rezoned to an appropriate general residential zone before establishing new residential areas that would require enlarging town boundaries or taking agricultural land out of production.

Rural Residential Housing Supply and Demand

7. Investigate additional sustainable rural residential land for the future populations.

- Undertake analysis of the two investigation areas of Glen Legh Road and Golf Course Road to determine if rural residential development may be appropriate. (as shown in figure 3.5)
- Zone all identified investigation areas for rural residential land to an appropriate rural residential zone under the new LEP.
- Prepare 'Area Character Statements' for Glen Legh Road and Golf Course Road. The statements will reflect the desired qualities of the areas. The statements will be used in conjunction with the LEP.
- Prohibit small holding subdivision in the primary production, rural landscape, forestry, village or transition zone.
- Develop means of recovering costs associated with the provision of services to rural areas, including future rural residential release areas.

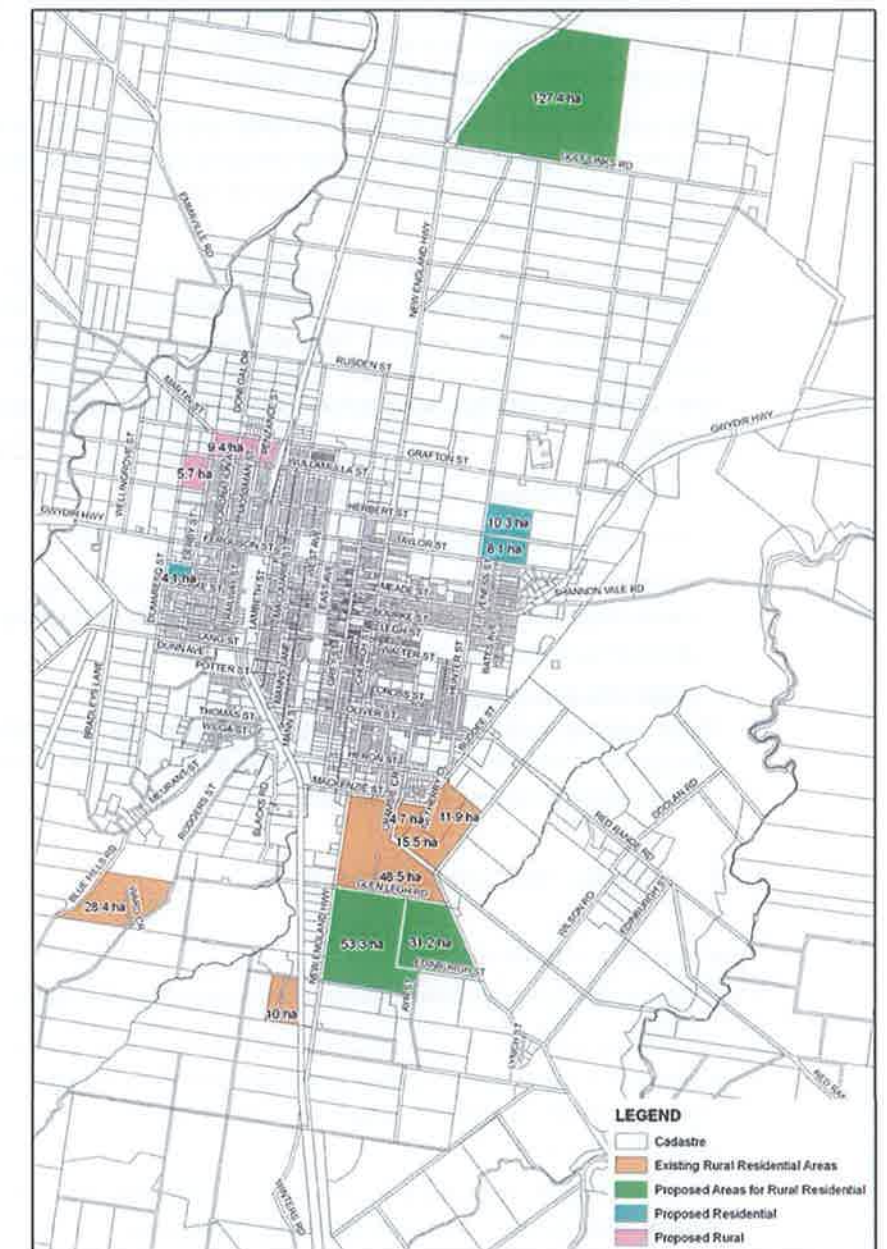


Figure 3.5: Proposed Residential and Rural Residential Investigation Areas

8. Minimise the impacts housing may have on the surrounding environment

- (a) Discourage location of rural residential development in areas of environmental, natural resource or prime agricultural significance.
- (a) Utilise watercourses in new development areas to improve water sensitive urban design. This improves existing drainage schemes by accommodating additional loads. An urban design approach that contains run-off will minimise pollution of affected watercourses; and
- (b) Implement a range of water sensitive urban design initiatives for urban expansion and infill areas. The initiatives would reduce the size of the structural stormwater system required to accommodate flows and place no additional loads into the existing system. They would include a combination of conventional closed pipes and alternative drainage approaches based on local rainfall volumes, and include:
 - Integration of natural drainage lines into the landscape;
 - Flush kerbing and or porous road surfaces to facilitate run-off;
 - Grassed and vegetated swales and localised small retention areas within some nature strips and road reserves, including provision for car parking on nature strips using permeable surfaces; and
 - Water infiltration and pollution filtration techniques.
- (c) Rural housing shall be limited to only one dwelling per landholding. Rural Manager's residences or 'granny flats' will only be considered in association with a land use that is permissible in the zone.

3.2.4 Creating Efficient Settlements

Housing Choice and Affordability

9. Ensure that opportunities exist for a variety of housing types across the LGA.

- (a) A range of housing types, tenures and styles should be available to meet the needs of people at different stages of their life cycle and those in difficult economic circumstances.
- (b) Dwellings should be appropriate to the needs and circumstances of the household in terms of the number, size and configuration of rooms; safety considerations; the versatility of indoor/outdoor spaces, and ease of physical access, regardless of the physical capacity of household members.
- (c) Allow the establishment of home businesses, which are compatible with the local area to encourage working from home.
- (d) Ensure the provision of housing addressing the needs of Aboriginal communities;
- (e) Planning should seek to facilitate the provision of housing for a range of income earners.
- (f) Allow for greater densities adjacent to the Glen Innes CBD.
- (g) Encourage mixed use development within the Glen Innes CBD under the new LEP.
- (h) Introduce DCP controls in Residential and Subdivision DCPs in relation to

dwelling and hard-stand site coverage ratios in various zones. This will address the issue of large dwellings on smaller lots as well as sustainability and urban design considerations.

- (i) Provide incentives to developers to build housing to adaptable design standards.
- (j) Identify and promote appropriate sites for aged care facilities and seniors living developments.
- (k) Maintain adequate supply of residential zoned land across the LGA and throughout the towns and villages to suit a range of buyers' tastes and economic circumstances.
- (l) Planning and design should ensure that residential neighbourhoods and buildings are compatible with adjacent land uses.
- (m) House planning and design should be responsive to local microclimate and environmental conditions by incorporating energy and water efficient design principles, in line with the requirements of the SEPP- BASIX 2004.

10. Investigate mechanisms to increase the availability of affordable housing in the Glen Innes Severn LGA.

- (a) Prepare an affordable housing strategy that offers a variety of options and incentives for the provision of such housing by both the public and private sectors.
- (b) Develop planning provisions that provide density bonuses and development concessions to provide a proportion of affordable housing in new housing developments.
- (c) Investigate the development of an incentive system / developer agreements to facilitate affordable housing (eg. reduced car parking requirements, density bonuses, rate reductions for welfare organisations).
- (d) Encourage the development of shop-top housing development within the commercial centres to provide an alternative housing choice close to services, to increase vitality and viability of the retail centres and improve security through casual surveillance.
- (e) Consider joint venture housing projects for the provision of affordable and social housing with non-profit housing providers/managers.

Neighbourhood Character, Urban Design and Creating Livable Communities

11. Maintain the character of each town and protect the surrounding landscape character from urban encroachment

- a) Contain urban growth within current town boundaries.
- b) Promoting 'desired character statements' to guide development in communities to help them retain significant residential character, protect heritage value, and develop good quality design of neighbourhoods as articulated by the community and councils.
- c) Promote the positive elements of towns and ensure development complements and enhances the desired character and sense of place of the local community.
- d) Ensure that development contributes to the desired character and exhibits a strong contextual relationship with its locality.
- e) Ensure that future development in towns is designed and located to protect



sensitive environments.

- f) Apply a local centre zone to the district Centre of Glen Innes that provides a range of retail, business, entertainment, community uses and employment opportunities which serve the needs of people who live, work and visit the local area.
- g) Ensure that zoning effectively discriminates between areas that are targeted for substantial change and areas that require careful management.

12. Promote the principles and practice of good urban design

- (a) Encourage participation, co-ordination and partnerships in consideration and development of infrastructure projects and public places.
- (b) Promote the benefits of high quality urban design in project planning and development through programs, demonstration projects and public awareness raising.
- (c) Reinforce the importance of active frontages between public places and the private domain to revitalise centres and create quality pedestrian experiences.
- (d) Reinforce the expression of distinctive natural elements such as hills, watercourses and vegetation and emphasise significant views and view points.
- (e) Identify and emphasise key arrival points into towns and reinforce the contrast between urban development and the countryside.
- (f) Have regard to existing cultural, environmental and topographical features in the design of allotments, buildings and neighbourhoods.
- (g) Create opportunities for cultural expression in neighbourhoods through urban design, the inclusion of art into public spaces, appropriate landscape treatments and other design techniques.
- (h) Housing should fit into and enhance the neighbourhood, ensure privacy to residents and neighbours, and incorporate the principles of crime prevention through environmental design. Maximise sustainable use of resources, including water, energy, transport and community service delivery.
- (i) Develop public open space, as multi-purpose corridors that include passive and active recreation opportunities, storm water retention, drainage lines, floodways, riparian vegetation, water features and habitat protection and conservation.
- (j) Provide for open space corridors and linkages, encouraging integration of existing and future open spaces.
- (k) Encourage local community services and commercial centres to share the use of spaces, buildings and viable public transport nodes.

13. Enhance the livability, sense of place and sense of community in the LGA

- (a) Implement actions that build healthy communities through assisting the people within those communities to become involved in small town renewal projects such as facilitated by the handbook *Small Town Renewal - Change the Future of your Community* for the Rural Industries Research and Development Corporation, 2001.

- (b) Investigate methods of 'branding' Glen Innes to create a unique marketable image which has relevance to the LGA, its community / environment and its history and develop a marketing strategy. Develop the marketing strategy to promote Glen Innes as a vibrant and active community focused LGA.
- (c) Develop and implement a marketing plan in stages focusing initially on highly visible aspects such as implementation of branding, public domain improvements, development of key sites, investment prospectus and the improvement and integration of commercial and community facilities.

3.2.5 Special Use Areas

14. Identify appropriate zones and land use planning policies that facilitate the wide range of uses for special use sites

- (a) Land uses including railways, airports, and prisons will be included in an appropriate special activities zone.
- (b) Public Infrastructure including water treatment and sewage treatment plants will be included in an appropriate infrastructure zone.
- (c) The particular use of that zone eg. airport will be written on the zoning map over the site and that use will be permitted with consent, along with other uses generally permitted on all land within the infrastructure zone.
- (d) Where surplus public land is currently zoned 'special use', the land should be rezoned the same as the adjacent land (if a prescribed zone).



4. Supporting and Protecting Rural Futures

4.1 Strategies

The rural landscape areas of the Glen Innes Severn LGA support many rural production features that are highly valued by the LGA's population. These economic resources underpin the LGA's liveability, form a substantial component of the economy, and should be protected.

There is significant economic diversity among the rural sector in the LGA including agriculture, horticulture, organic farming, commercial forestry and grazing. In addition there is a significant value adding, processing and packaging sector for local commodities. The rural sector is also of indirect but essential significance to the LGA's tourism and recreation sectors. Both sectors gain considerable benefit from the landscapes and rural character generated by primary industry.

The Local Environmental Study (GHD, November 2006) identified 70 per cent of the LGA as agricultural land. While a proportion of this area comprises protected national parks and nature reserves, water storage and state forests, the majority is privately-owned farmland and contributes significantly to the regional economy. Not all land is good quality productive land and there are particular difficulties where water accessibility is limited and in areas adjacent to urban development. The Strategy proposes policies to help and protect rural communities to remain viable.

4.1.1 Protecting Primary Production

Glen Innes Severn has a large, diverse and productive agricultural sector. Use of the land for agriculture has been the traditional use since settlement, and is a key contributor to the economy. Ongoing maintenance and protection of its productive capacity is essential to the future economic health of the area and is a key objective of Glen Innes Severn Council's Strategic Plan.

As outlined in the Glen Innes Severn Local Environmental Study (GHD, November 2006), protecting primary production includes maintaining the availability of land for agriculture, avoiding unnecessary limitations on the use of the land and promoting agricultural enterprises that are consistent with the principles of ecological sustainable development.

In developing a LEP it is important that the plan identifies clearly the importance of agriculture to the LGA's economy by considering the planning principles outlined in the State Environmental Planning Policy (Rural Lands) 2008 which include:

- the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas,
- recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State,
- recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development,

- in planning for rural lands, to balance the social, economic and environmental interests of the community,
- the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land,
- the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,
- the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing,
- ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.

The Government protects agricultural land by supporting landholders and developing partnerships between Council, state government agencies such as the Department of Primary Industries, Department of Water and Energy and Catchment Management Authorities, and community organisations such as Landcare.

A Local Environmental Plan (LEP), including zoning and development controls, is one tool available to Councils to protect agricultural land. Council is currently working towards a new LEP, based upon the Standard Instrument Order, which has been prepared by the State Government. The standard template prescribes a standard form and content of a principal LEP. Councils then tailor the detail of the LEP to meet their needs.

The standard template provides standard zones for Councils to use and gives guidance about the intended uses for zones. Councils then apply the zones to land by making locally appropriate decisions.

4.1.2 Managing Primary Production

The Glen Innes Severn LGA has a healthy, expanding primary industry sector with potential for further growth. The majority of primary industries within the LGA are able to generate high returns per hectare, and are capable of using their proximity to markets to their advantage.

Besides the recent strong growth of the pig and cattle industry in the LGA, there are a number of other industries expected to prosper. The most significant of these will be sheep, bees, maize and lucerne. Extractive industries and mining are also important contributors to the local economy.

Throughout the LGA a number of traditional primary industries such as dairy farming and intensive animal keeping are relocating to areas where land is cheaper, competition for water resources is lower, and primary producers have more choices for their businesses. In some cases primary producers have closed operations and sold land for urban development to take advantage of the high market prices for residential development. As urban areas have expanded, large allotments or rural living areas adjacent to productive areas have exacerbated conflict between the conflicting land uses. This has led to further relocation as producers seek land without such conflicts.

It is vital for the growth of the LGAs economy that existing viable primary industries are retained and further investment in primary production in suitable locations is supported. The Glen Innes Severn planning system needs to support high levels of new investment and to protect existing investment. In areas where there is limited pressure from urbanisation, it is also important to provide flexibility, particularly to facilitate changes in land use. This will enable primary industry to invest and develop



as a result of changes in technology, markets, production constraints and economies of scale.

One way to achieve that flexibility, while maintaining adequate certainty for investment decisions, is to base decisions on development for primary production in rural areas on performance-based policies. Performance based policies should be objective and measurable and be based mainly on the effect of a proposed land use on the site, off-site and on other planning objectives. They can be derived from land capability criteria for land uses, environmental targets and various natural resource plans and should be applied to the needs of the industry sectors in specific rural zones.

The localised circumstances in Glen Innes Severn will determine how performance-based policies are applied in each area. The performance-based approach should be adapted and differentiated to recognise the unique circumstances of Glen Innes Severn. These should then take into account factors such as economic and industry trends and threats, information about land and water resources and infrastructure availability and capacity. An appreciation of likely impact on local circumstances should ensure the potential for land use conflict does not exceed the capacity for its management.

4.1.3 Broadacre Farming and Intensive Agriculture

Farming, and the industries associated with it, is an important employment and income generating activity. Land use planning needs to understand and accommodate changes in agriculture such as export market opportunities, diversify product range, add value by brand processing and improve production, processing and marketing techniques. Better market signals and better research are also needed to enable rural producers to respond quickly to changes in consumer patterns and to encourage sustainable practices.

Intensive agriculture is currently permissible with consent in the rural zone. Many types of intensive agriculture are also designated development, and therefore must be accompanied by an Environmental Impact Statement, which assists Council in assessing applications on their merits.

Intensive agriculture must be a genuine business, based on economic and environmental assessment. Intensive agriculture is not the same as a boutique/hobby industry, which is not likely to be the sole or major source of income for a landholder. Such uses may be more appropriate in the Rural Small Holdings Zone. Excessive fragmentation of rural land with dwelling potential contributes to a price inflation, which limits the ability for farm adjustment or new farmers to enter the industry. There is also a cost to the community in terms of provision of services and infrastructure, particularly road maintenance, and competition with residential neighbourhoods.

4.1.4 Rural Small Holdings

The new LEP template specifies that this zone must only be used for small farms in particular emerging industries. It is not to be used where the main purpose of the allotment is for a dwelling.

The use of this zone raises several questions: Where should these farms occur? How does Council determine what is a genuine small farm? How can that be enforced? Must the farm commence first and then a dwelling be constructed afterwards? How does Council assess? Does it need to be necessarily commercially viable, or can it be a hobby for enjoyment and make a small contribution to agriculture. Can it rely on off-farm income to support, retirees and pensioners.

Rural small holdings result in land fragmentation, which influences land prices, places demands on services, can cause land use conflicts and may increase water demands. Current rural small holdings (holdings less than 40 ha) are located throughout the LGA however; there is a small concentration around the district centre, towns, villages and rural centres.

Niche agriculture (such as horticulture, intensive agriculture etc) historically utilises smaller holdings within the Glen Innes Severn LGA. Given that there is already a variety of existing holding sizes throughout the LGA (30.7% of holdings are under 40 hectares) it is considered the current supply is sufficient to support this industry. In addition, the LEP will ensure other mechanisms are in place which will ensure the supply of this industry is maintained, such mechanisms include farm boundary adjustment clauses, subdivision without dwelling entitlement clauses and rural worker dwelling provisions. These provisions should facilitate flexibility and opportunity yet prevent fragmentation in the rural zone meeting Glen Innes Severn Council's rural zone objectives, community concerns and create an environment, which will foster niche agriculture.

4.1.5 Land Use Conflicts

The most significant source of conflict is the introduction of residential uses into rural areas, which can result in significant conflict between the new residents and adjoining primary producers. However, land use conflict also occurs between different types of agricultural activities, such as between viticulture and broadacre cropping, and should be addressed through appropriate development controls such as buffer zones.

Although most of the impacts result from what are regarded as legitimate and acceptable farm management practices; public pressure from residents and tourists can be a constraint to adjacent or nearby farming operations.

Separation areas, buffers, compatible use areas, and other mechanisms can be established to reduce the likelihood of conflict. These mechanisms can also protect conservation areas and separate infrastructure (e.g. a sewerage plant) or recreation (e.g. a speedway) from other incompatible uses.

Buffers are one of the most important land planning strategies to mitigate conflicting land uses and reduce the potential impact of one activity on an adjoining activity. The effectiveness of buffers depends on site variables, requiring a detailed site investigation. Development within nominated buffer areas should require a detailed land use conflict risk assessment.

Impact from spray drift and dust can be substantially minimised by the creation of a vegetative buffer. Use of appropriate vegetation can reduce the desirable buffer distance, for example from more than 300 metres to between 40 and 60 metres to deal with spray drift and dust. Buffers can also be used to stabilise creeks and drainage lines. This can be achieved by use of a 25 metre buffer zone on both sides and the exclusion from grazing in the short term.

The Northern Rivers Catchment Management Authority has produced "Living and Working in Rural Areas – a handbook for managing land use conflict issues on the North Coast" and are intended as a guide only and should be reduced, and/or increased, based on case-by-case analysis. The type width and location of an appropriate buffer depends on the morphology of the crop, spray application, proximity and orientation to sensitive areas.

Improving farm design and farm management are other mechanisms for reducing land use conflicts. Farm design requires forward planning at the property level, in the siting



and layout of crops, fences, infrastructure etc. 'Best Practice' guidelines for acceptable agricultural operations need to be prescriptive. Therefore, the endorsement of 'farming best practice guidelines from the Department of Primary Industries and other relevant state agencies is therefore important to ensure that they adequately address conflict issues from a planning perspective.

4.1.6 Extractive Industries

The Glen Innes Severn LGA has a diverse range of mineral occurrences that include extensive occurrences of alluvia, sapphire and alluvial and lode tin, minor but significant occurrences of gold, molybdenite, silver-rich polymetallic and tungsten, and numerous construction material sites. Sapphire mining and molybdenite mining has the potential to become a significant source of employment and tourism to the Shire. New mines however have the potential to affect water resources, native vegetation, human health and adjacent land uses and, therefore, should be established only after relevant investigative and approval processes have been undertaken and managed carefully.

The EP&A Act requires mining companies to undertake a detailed planning process before they seek development consent from the Government to construct a mine on a particular site. Companies must also satisfy the requirements of the NSW Mining Act 1992 before they can obtain a lease on the site and commence operations.

The conditions placed by the State Government on the consent and the lease ensure that the site is managed in an environmentally responsible and accountable way during the life of the mine, and that the site is rehabilitated when the mine closes.

Section 117(2) Direction No. 13 – Mining, Petroleum Production and Extractive Industries was issued on 19 July 2007 and apart from identifying important mineral resources, sets out measures through buffers and notification areas to prevent land use conflicts. Buffer zones are generally based on distances of 1000m where blasting is, or would be used, and 500m for sites where blasting is not required. The DPI recommends that Council adopt the following strategies regarding mineral resources in its planning:

- ▶ Operating mines and quarries should be protected from sterilisation or hindrance by encroachment of incompatible adjacent development;
- ▶ Known resources and areas of identified high mineral potential should not be unnecessarily sterilised by inappropriate zoning or development; and
- ▶ Access to land for mineral exploration and possible development should be maintained over as much of the planning area as possible.

4.1.7 Forestry

Forests provide significant timber and non-timber resources. Forestry in the form of tree plantations and agro-forestry, has become an important part of rural land use activities in the Glen Innes Severn LGA. This is occurring as a result of structural changes within the agricultural and forestry sectors of the economy, and the benefits of tree planting for land care, salinity and erosion issues.

This Strategy recognises the history of forestry in the LGA, and its contribution to the economy. The forested areas of the LGA provide ongoing opportunities for sustainable forestry operations. Forestry can provide farmers with an additional income stream, and can, with proper planning, also assist in the amelioration of environmental problems such as salinity, erosion. While recognising the benefits, there is, however,

the potential for conflict between private forestry and other values including sensitive views and vistas, and neighbouring uses, (for example tourism operators), use of Council infrastructure and conservation. These potential conflicts must be resolved through the planning process.

Existing State Forests and possibly forest plantations registered under the *Plantation and Reafforestation Act 1999* should be recognised to allow the identification of interfaces between forestry and other land uses. This could be achieved either through the Forestry zoning under the new LEP template or development control mechanisms built into this zones. The intent of these policies is to protect stock, crops and soil and water resources.

4.1.8 Rural Holding Size Analysis

This section analyses a minimum holding size for the proposed Glen Innes Severn LEP. This is necessary for subdivision purposes and has been developed to suit local needs and conditions whilst complying with the provisions of the Rural Lands SEPP. Setting the minimum holding size is necessary for a potential building and is a commonly used tool to influence land uses in agricultural zones. The current Glen Innes LEP 1991 provisions provide for a minimum lot size of 20 hectares whilst the Severn LEP 2002 provisions provide for a minimum lot size of 200 hectares.

The objective of developing an appropriate holding size for the Glen Innes Severn LGA is to:

- ▶ Reduce opportunities for conflict with commercial agricultural enterprises by minimising residential uses that are not directly associated with commercial farms;
- ▶ Setting a minimum lot size needs to allow for entry by young farmers where appropriate;
- ▶ To provide greater security for all forms of agriculture and to facilitate opportunities for diversification and farm expansion;
- ▶ To minimise the fragmentation and loss of agricultural land;
- ▶ To reduce the uncoordinated demand for roads, infrastructure and services on the wider community that can be caused by inappropriately located settlement for lifestyle purposes;
- ▶ To enhance the natural resource outcomes associated with sustainable management of rural lands; and
- ▶ To minimise settlement of rural areas for lifestyle purposes and encourage such development to be located after broad strategic land use assessment.

The basic long term aim of Government in strategic land use planning in the rural zones of the Glen Innes Severn LGA is to protect and encourage sustainable agricultural production. The Rural Lands SEPP now reinforces this objective.

A key issue in minimum holding size is of maintaining an efficient sustainable agricultural industry in a global market. The evidence is that for smaller lot sizes such as 40 to 200ha, the dwelling potential is a major component of the land price. Land is lost to agriculture in many cases where this occurs as the land is used more for lifestyle purposes than genuine agriculture (which is not to say all the land is lost to agricultural production). The adverse effects on traditional agriculture will continue if this situation is not rectified. Minimum lot sizes (with dwelling potential) in agricultural areas need to reflect the agricultural value of the land.



The methodology and calculations for the gross margins and the existing production levels of farms are contained in the Glen Innes Severn Local Environmental Study (GHD, 2006). The determined gross margins production and variable costs for cropping and grazing are shown in Table 4.1.

Table 4.1 Production, Gross Margins, Costs and Proportion of Enterprises

Enterprise	Cropping (Sector A)	Grazing (Sector B)
Production	4t/ha	4.87 DSE/ha
Variable Costs	\$438.89/ha	\$7.13/ DSE
Gross Margin	\$321.11/ha	\$136.34

For each sector, it has been assumed that 5% of the total farm area is non – productive because of dwellings sheds, roads etc. Within sector A it has been assumed through land use analysis that 40% of the productive land is utilised for beef and prime lambs and 55% of the land has been utilised for lucerne, wheat and canola etc. The gross margins and variable costs are based on DPI average figures (see Local Environmental Study).

The next step in the methodology is determining the target income level for a commercial farming unit including overhead costs. The reasonable estimate of the level of net income needed to indicate economic sustainability is required to for the minimum holding size. A farm business should generate an acceptable rate of return on invested capital and assets. A break-even income is considered a acceptable rate of return. The break-even point occurs when farm business profit is zero, that is, when income covers production costs, family labour and overheads. For the purposes of this strategy the break even income (\$) is calculated by estimating farm cash income (\$) minus the profit at full equity (\$).

The above approach was completed using ABARE farm data for livestock and crops. The breakeven income was calculated for grazing (sector b) by using the ABARE Beef Lamb and Sheep Industry database (2006) for NSW Northern Tablelands (all beef industries combined). The breakeven income was calculated for cropping (sector a) by using the ABARE Agsurf database for wheat and other cropping (2006) for NSW. The calculations used the averages for the last five years. Table 6.2 shows the target incomes selected for the two sectors.

Table 4.2 Target Incomes for Farms in Each Sector

Sector	Target Income
A. Cropping	\$44,393
B. Grazing	\$42,693

Gross margin budgets do not include many farm fixed costs or costs that incurred regardless of which crop or enterprise is undertaken. These costs are referred to as overhead costs. The DPI methodology suggests choosing a range between 30 and 40 percent depending on whether enterprises are mostly livestock or cropping based respectively. The DPI suggests the higher percentage for cropping enterprises is due to higher depreciation costs for cropping equipment. The overhead costs were assumed to be 40% of the total costs for all sectors.

The next step involved calculating the area needed to generate break-even level of income. A computer model based on the calculations as in the DPI methodology, discussions with DPI and the above variables were imputed into the model for each four sectors. The final result involves the deducting the overhead costs from the gross margin (Table 6.1) to estimate the net farm income. This income level can then be compared with the break-even income (Table 6.2) as being required for break-even point, the benchmark above which a commercial operation can be considered profitable. The break-even income is then compared with the gross margins to calculate the area needed to generate the break even level of income.

The resulting areas of land required to generate a breakeven income are summarised in Table 4.3. It should be noted that the areas have been rounded to the nearest 10 to reflect the fact the methodology does not generate an exact outcome.

Table 4.3 Summary of Break-even Farm Areas for Each Sector

Sector	Break Even Area (hectares)
A. Cropping	150
B. Grazing	300

Based on the DPI methodology, these breakeven areas are considered to be the minimum lot sizes in each of the sectors. These minimum lot sizes are based on an economic analysis of the typical enterprise mixes in each sector and are consistent with minimum lot sizes adopted by surrounding LGAs.

State Environmental Planning Policy (Rural Lands) 2008 provides that regardless of the minimum lot size set by a Council in its LEP an application may be made to vary that minimum lot size with Council consent as long as a dwelling cannot be erected on that land. The lot cannot be created if an existing dwelling would as a result of the subdivision be situated on it.

The State Environmental Planning Policy (Rural Lands) 2008 was developed in an effort to provide principles for the orderly development of rural land, preserving areas of high agricultural value for continued agricultural use and making provision for rural lifestyle, settlement and housing in those areas where it is socially and economically feasible. The SEPP sets out principles for planning in rural areas as well as principles for rural subdivision, and the principles must be adhered to in exercising functions related to the preparation of an LEP.

4.2 Strategic Actions

Protecting Primary Production

1. Protect agricultural land resources

- Rezone Glen Innes LEP 1991 1(a) Rural Zone and Severn LEP 2002 1(a) General Rural Zone and adopt an appropriate primary production zone, which will aim to encourage a sustainable, diverse primary industry and minimise the fragmentation of resource lands.
- Prohibit inappropriate land uses from locating on agricultural land or land identified as having a valuable mineral resource.
- Include for each land use designation a set of desired future character statements in a DCP.



Managing Primary Production

2. Provide for the economic growth of the rural area and maintain and enhance rural job opportunities

- (a) Ensure agriculture is given priority in planning and decision making.
- (b) Facilitate closer examination of the impact of an ageing population on Glen Innes Severn Council finances (revenue and expenditure) and service provision (infrastructure, community support, health promotion and aged care services).
- (c) Encourage a wide variety of agricultural activities within the agricultural zones.
- (d) Encourage the development of intensive agricultural industries where they can be serviced with necessary infrastructure and in appropriate locations to avoid land use conflicts.

3. Promote sustainable management of natural resources for primary production

- (a) Ensure agriculture and extractive industries and mining are given priority in planning and decision making.
- (b) Ensure planning policy supports efficient and sustainable irrigation practices on farms.
- (c) Provide opportunities for primary production to take advantage of non-traditional water supplies, in particular the re-use of treated stormwater and wastewater from urban development, to replace or augment traditional water supplies.
- (d) Investigate with industry the potential for re-use and recycling of waste products from primary industry and associated industries.
- (e) Locate and design primary industry and associated uses to minimise potential hazards, such as chemical spills, particularly onto productive land and watercourses.
- (f) Develop programs with primary industries to address drainage and management of irrigation wastewater to prevent adverse impacts on wildlife habitat including watercourses.
- (g) Provide guidelines on property management for environmental outcomes (i.e. agricultural production, weed management, flora and fauna habitat protection/enhancement).

4. Prepare management guidelines for land uses in rural areas

- (a) Prepare a separate Development Control Plan for specific land designations that require consent, to provide effective and appropriate land use management guidelines for rural land such as economic management plans and environmental management plans.
- (b) Provide controls and management requirements for specific land uses that are considered to be non-sustainable or problematic.

Land Use Conflict

5. Minimise land use conflict and ensure farmers/producers can carry out farming activities with long term security

- (a) Where agriculture, particularly intensive agriculture, or forestry is located adjacent to residential or village zones, consider using the Transition zone

under the Standard Instrument to provide a buffer between agriculture and residential development.

- (b) Prepare specific controls for the agricultural land uses and regulate them through the LEP or DCPs.
- (c) Provide education resources to ensure awareness of new land and house purchasers of the activities to be expected when moving to a rural area and their responsibilities as landholders.
- (d) Developments should comply with the recommendations and principles of 'Chapter 6 – Development Control in Living and Working in Rural Area – a handbook for managing land use conflict issues on NSW North Coast.' Recommended buffers include:

Land use		Buffer Distance (m)
Poultry	Sheds and waste storage	500
Piggery	Housing and waste storage	500
Feed lot	Yards and waste storage	500
Dairies	Sheds and waste storage	250
Greenhouses/ hot houses		200
Feedmills/ sawmills		500
Abattoirs		1,000

- (e) Develop controls for vegetation buffers to reduce conflicts such as spray and noise.
- (f) Encourage development of on-farm management practices that limit or mitigate potential impacts on urban areas.
- (g) Notify neighbours of significant development proposals on adjoining properties.



Rural Holding Size

6. Maintain viable farm sizes, the capacity to continue farming practices, minimise the fragmentation of the agricultural land resource and encourage the consolidation of small holdings.

- (a) Adopt the minimum holding sizes for rural zones based on the area required to sustain a farming enterprise typical for that locality and match development standards more appropriately to local bio-physical and economic conditions. These include the following and as shown on Figure 4.1

Sector A: Cropping: 150 ha Sector B : Grazing: 300 ha

- (b) Investigate the possibility of rezoning existing holdings less than 40 hectares to an appropriate rural small holdings zone in a radius of 5 km around the Town of Glen Innes and 2kms around towns, village and rural centres including Emmaville, Deepwater, Dundee, Glencoe, Red Range, Wellingrove and Wyaliba (as shown on Figure 4.2).
- (c) Prohibit subdivision for the purposes of lifestyle blocks (including concessional or retirement allotments) in any primary production, rural landscape and rural small holdings zones.

4.2.1 Extractive Industries

7. The preservation and protection of mineral resources

- (a) Include a clause in the LEP for the protection of current as well as future mineral resources.
- (b) Prevent land uses near or on future mineral resources, which could prevent mining. Consideration to be given to the protection zones identified in the Section 117 (2) Direction No. 1.3 Mining, Petroleum Production and Extractive Industries
- (c) Determine the extent of potential mineral resources and its planning implications with the DPI - Mineral Resources Division.

4.2.2 Forestry

8. Protect and enhance forestry resources

- (a) Existing State Forests and forest plantations registered under the *Plantation and Reforestation Act 1999* and the *Severn LEP 2002 1(f) Rural Forestry zone* should be rezoned an appropriate forestry zone under the new LEP.
- (b) Ensure that the potential offsite impacts of forestry operations are assessed in the approval process, including the impacts on:
- adjoining land uses
 - important views and vistas
 - sustainable use of natural resources
 - access to and use of Council infrastructure.
- (c) Encourage the development of forestry in locations where:
- The impact on water resources is appropriately managed
 - The impact on threatened species and their habitats is manageable
 - Existing freight routes can be utilised.

9. Promote the forestry industry in Glen Innes Severn with regard to maintaining and enhancing job opportunities in forestry

- (a) Encourage State Forests, existing private forestry operators and landowners to expand existing forests or introduce new commercial forestry.
- (b) Encourage State Forests to better promote the benefits of forestry.
- (c) Encourage landowners to use vegetation when planting windbreaks and other stands of trees where appropriate that will encourage a future farm forestry industry in Glen Innes Severn area.

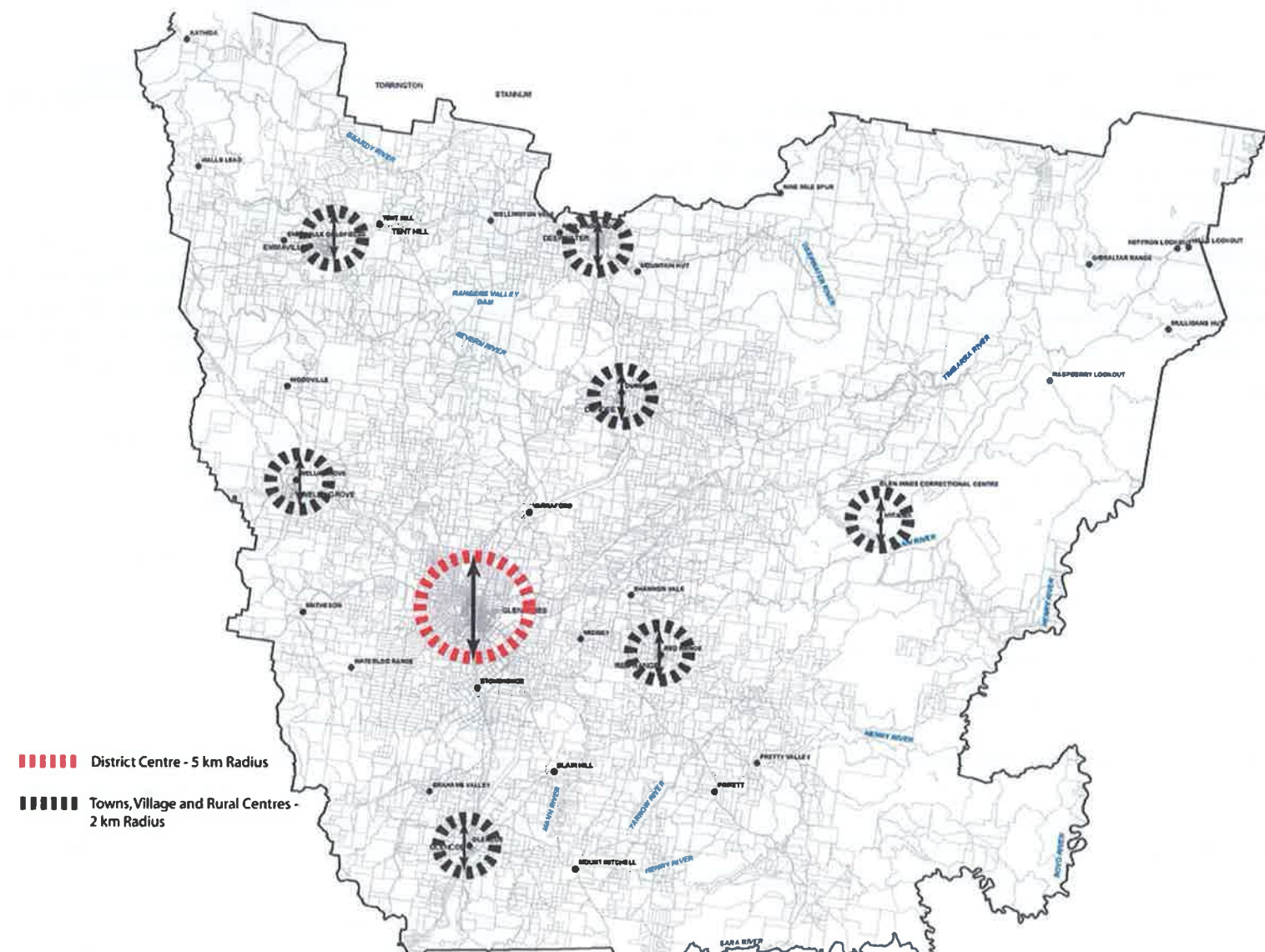


Figure 4.2: Rural Small Holdings

5. Supporting Economic Development

5.1 Strategies

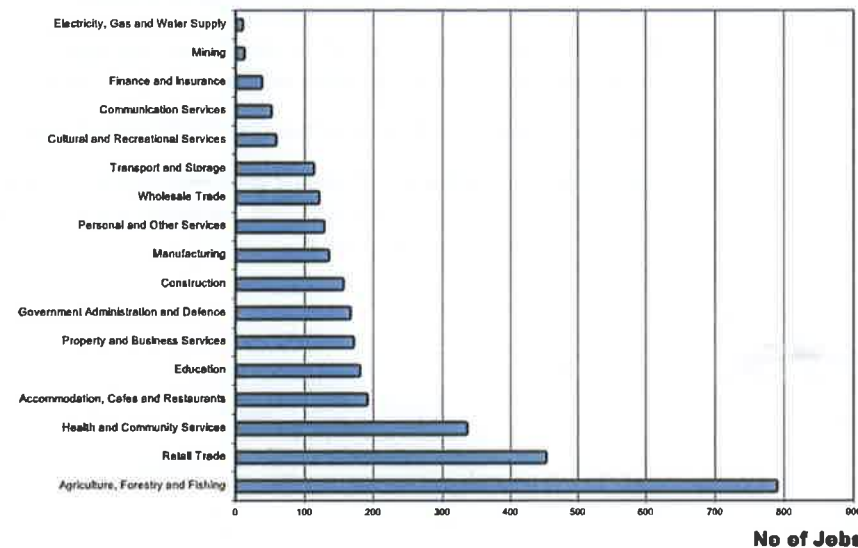
Central to this Strategy is to improve Council's effectiveness in facilitating and promoting sustainable economic development in the Glen Innes Severn LGA. One of the primary ways Council can do this is through land use planning. Planning can impact on the economy in many ways including creating or prohibiting development opportunities, allocating land for economic development, protecting and enhancing the vitality and viability of settlements, and guiding the provision of infrastructure. Land use planning is a primary tool for Council to achieve the goal of sustainable economic development in the Glen Innes Severn LGA.

There are variations in employment and economic activity throughout the LGA. To sustain living standards it is necessary to strengthen and diversify the LGA's economy and raise productivity. Accordingly, the LGA's capacity to create jobs and support the preferred pattern of development requires specific strategies and initiatives. These will focus attention on economic generators in the LGA, in particular retail and commercial services, tourism and industry. Economic growth in the LGA depends on a number of factors including encouraging skills to support industry and regional growth, developing a more outward looking, entrepreneurial culture, continuing to provide land for industry and economic activity that creates employment close to where people live, preserving the LGA's natural economic advantages; and, diversifying the LGA's economic base.

Sustainable and varied local employment opportunities need to be developed in the LGA, particularly in those areas with high unemployment. An ageing population, combined with coastal and rural 'seachange' movements, means that some towns will experience major service and infrastructure challenges in the next two decades. A highly developed economic base is more likely to be able to provide for the needs of the community in the future through increased local spending. A strong local employment base will also provide opportunities for youth to stay in the places they grew up and reduce the need to commute long distances or outside the region to work.

5.1.1 Economic Activity in Glen Innes Severn LGA

The Glen Innes Severn LGA benefits from a broad economy principally based on primary industry, retail, manufacturing, government activity and tourism. Geographically there are a number of differences between the more urban centres and the rural areas. The rural areas are dominated by primary industries, processing of produce and associated service industries. Employment in the urban centres is spread across retail, government activity, community services and manufacturing. The diversity in employment is reflected its proximity to major service centres such as Armidale.



Source: ABS Census 2001

Figure 5.1: Occupations in Glen Innes Severn

As shown in Figure 5.1 the key economic sector in the LGA is agriculture and forestry. This sector contributes almost 24% of the economic output of the LGA. It is also an export industry as products are sold outside the LGA, bringing income in and creating wealth. Tourism is also an important export sector. Export sectors generate demand for goods and services within the settlements of the LGA and significantly contribute to the wealth of the rural areas.

The settlements of Glen Innes, Emmaville and Deepwater form the major centres of economic activity. They provide the majority of goods and services for the population; they are the centres for industrial, retail, commercial and government services; and are the location of many jobs. Tourism is a significant and growing component of the Glen Innes Severn economy. The LGA has a significant number of tourist destinations and is geographically well placed for people touring the state.

Continued economic development is essential for the growth and prosperity of the Glen Innes Severn. The new LEP must provide opportunities for appropriate economic growth and must recognise the need for local employment in order to sustain settlement populations and ensure their economic wellbeing.

Council's capacity to promote development opportunities and diversification of activities can be inhibited by a lack of available and appropriately located land, and overly restrictive controls. A scarcity of land available to economic development could deter investment in local areas, stifling economic growth and employment.

The new LEP should ensure that land is available for development and is adequately served by infrastructure, and should be responsive to economic trends. It should provide for different land uses to cater for different needs, encourage competition and provide the flexibility required by industries to develop in appropriate locations.

5.1.2 Small Business

Like other rural and regional areas, the LGA has a large number of people self-employed in small businesses. The small business sector is a large contributor to the local economy, with two-thirds of the small business sector being home based. This



sector of the economy generates considerable employment and wealth and provides diverse and often specialist skills to the population and industry. Many small businesses develop over time into more conventional businesses. This growing sector of the economy often operates from non-traditional premises and does not comfortably fit into traditional development patterns. This Strategy provides support and flexibility for development of this sector to maximise its benefit to the economy.

Many business activities can be carried out at home without causing disturbance or loss of amenity for neighbours. This is particularly true in small towns and rural areas where density of development is lower. Home-based employment can significantly reduce the costs of a business and increase its viability. The new LEP should adopt a flexible approach to proposals to work from home and, subject to assessment of amenity and traffic generation, Council should favourably consider such proposals.

5.1.3 Reuse of buildings

In both urban and rural areas there are many buildings potentially suitable for conversion to employment-generating uses, particularly for small business or tourism uses. The age and location of a building may be attractive; conversely the costs of new buildings may be prohibitive. This Strategy considers it preferable to productively use existing buildings and ensure their upkeep rather than prohibit active reuse. Reuse of buildings contributes to the stock of business premises and can create opportunities for employment-generating development. The reuse of buildings helps preserve heritage buildings or original buildings in the streetscape.

The LEP should be flexible in considering proposals to reuse buildings for employment-generating purposes, applying the normal assessments of impact on amenity and environment, and traffic generation, as well as of the suitability of the building for conversion and the application of relevant construction standards.

5.1.4 Retail and Commercial Activity

District Centres

The main commercial and retail centre within the LGA is the Grey Street Precinct in Glen Innes. This precinct services the LGA's population and provides approximately 40% of the LGA's employment. Smaller towns offer local convenience shopping and services and serve passing trade. Regional larger scale services are located outside the LGA in the regional centre of Armidale.

This Strategy focuses on employment and community services in well-planned, vibrant and accessible towns and villages. Glen Innes Severn's towns and villages are a concentration of business, employment, research, education, services, and social interaction. A strong and successful network of regional activity centres provides a community focus and can help create compact, self-contained and diverse communities. District centres facilitate an efficient public transport system, provide a focus for government investment in infrastructure and services, promote commercial confidence and encourage complementary private sector investment.

A key objective of this Strategy is to support the continued commercial and retail activity of the main commercial centre, towns and villages by:

- ▮ Retaining and developing a wide range of attractions and amenities.
- ▮ A more efficient concentration of goods and services in the Glen Innes township.

- ▮ Creating and maintaining attractive environments.
- ▮ Ensuring good accessibility to and within the centres.
- ▮ Attracting investment for the development or refurbishment of existing buildings.
- ▮ Identifying appropriate locations for government investment in public transport, health, education, cultural and entertainment facilities.
- ▮ Providing a focus for community and social interaction; managing private travel demand by encouraging multipurpose trips and shorter travel distances.
- ▮ Providing better opportunities for land use and transport integration, particularly walking, cycling and public transport.
- ▮ Accommodating residential development and land uses that support high levels of employment generating activities and facilitate transit oriented development.
- ▮ Providing a focus for delivering a range of services to rural communities.

This Strategy provides a framework to protect the role of the commercial centre in Glen Innes, to encourage redevelopment where appropriate, to attract new development, to upgrade facilities, and to encourage high quality design and amenity improvement. Analysis of the commercial activity within Grey Street suggests that demand for retail floor space will grow only marginally. Given the current vacancy rate of 8% (2006) in Grey Street there is no immediate case to expand retail floor space in the municipality between now and 2031. Continued expansion of the tourism industry in the area may contribute to demand for tourism-related business but this is difficult to quantify at this time.

In addition, developments that provide concentrated employment opportunities or generate significant community patronage should be located within activity centres. Out-of-centre development is inconsistent with the strategic intent of this plan. It can diminish town vitality and detract from economic growth by diluting public and private investment in centre related activities, facilities and infrastructure. However, some development may be more appropriately located on the periphery of town centres. These developments may include industrial and business park type developments. Large format premises involved in bulk goods retailing, and single purpose non-food retail activities occupying large sites, should ideally be located within town centres. Their location out of a centre should be assessed on community need and potential impact on the primacy and functionality of surrounding centres; maintenance of pedestrian convenience and transportation system efficiency; and standard of amenity with surrounding residential neighbourhoods.

Villages and neighbourhood centres

Local shops and businesses play a vital role in the villages and rural centres of the Glen Innes Severn LGA. Whether standing alone or ancillary to other uses (such as pubs, petrol stations or farms), local retail businesses play a crucial role in the economic and social lives of their communities. Commercial activity in villages such as Emmaville, Glencoe and Deepwater, for example, generates local employment, provides services to farms and local business, and helps maintain the viability and attractiveness of settlements. This Strategy aims to encourage and support the location and development of such businesses subject to acceptable environmental and amenity impacts. Some residential areas within the council area lack this type of facility and it strategies need to encourage the development of new commercial and retail activity within these areas.



5.1.5 Industry

Industrial activity in the Glen Innes Severn LGA is largely focused within the settlements of Glen Innes and Deepwater. The pattern of industrial activity follows that of the wider economic activity described above; demand is generated by the natural resource-based economy and the key district centre of Glen Innes. Industrial activity has two key elements: processing agricultural produce and natural resources; and manufacturing, distributing and servicing products to meet the need of resident populations.

The provision of well-located and suitably serviced land is vital in ensuring that land is available for industrial development when needed. Future industrial development must take a longer term strategic approach by; maximising value-adding opportunities; focusing on 'service industries' within the townships they serve; avoiding land of high primary production potential; using existing transport networks and infrastructure wherever possible; and clustering development on suitably zoned land. The scale and location of industrial development is also important because many towns and localities have significant scenic qualities that should be protected.

Within Glen Innes, a total of 43.3 ha has been identified under Glen Innes LEP 1991 for industrial development. Most of this land is located along Derby Street and Emmaville Road to the north west of the CBD. Of the 43.3 ha of industrial land, only 15.1 ha has been developed. The majority of the land that remains undeveloped is located along Derby Street (15.1 ha), Grafton Street (4.5 ha) and Emmaville Road (6.5 ha). According to the analysis undertaken as part of the Glen Innes Severn Local Environmental Study (GHD, 2007), only 19-24 ha of industrial land is required to accommodate future development and as such no further land needs to be identified over the next 20 years. The suitability and capability of the above land was found to be appropriate for general service type industrial development however it was recognised that :

- ▮ There is an over-supply of Industrial zoned land under Glen Innes LEP 1991. It is clear that a significant amount of land was identified for Industrial development by Glen Innes LEP 1991 which exceeded demand and will continue to exceed demand over the next 20 years. Consideration should therefore be given to back-zoning some of this surplus land.
- ▮ There has been a negative population growth over the last 10 years. This has the greatest impact on service industries, the predominant industry in the region, which is closely linked to population growth.
- ▮ There are many industrial uses located outside of the Industrial zone. It has been demonstrated that many industrial users are not situated within an Industrial area. It is unknown whether these uses existed prior to LEP 1991 or have established since its inception. Nevertheless, consideration needs to be given in the Strategy to ways in which such uses can be encouraged into the Industrial zone and strict provisions included in the new LEP to prevent adhoc industrial development occurring in non-Industrial zones.
- ▮ There appears to be a reluctance of Industrial land holders to sell their land. It is understood that some landholders may be reluctant to sell their land on the basis that it is their superannuation. This results in potential businesses having to identify alternative sites that may not be appropriate in terms of location, zone and adjoining business activity; and

- ▮ The attraction of other regional centres such as Armidale, Inverell and Tamworth which offer larger economies and access to larger workforces is strong.
- ▮ There are limited opportunities for heavy/ offensive industries to locate within the existing industrial zone due to proximity to residential areas

Industrial Land Recommendations

In light of the above, this Strategy recommends the following:

Backzoned Areas

- ▮ Backzone the existing industrial zoned land south of Ferguson Street from Meade to Bourke Street to Residential (loss of 4.1ha of industrial zoned land –which is currently predominantly used for residential development. Land to the east contains higher density residential development which is currently not compatible with the existing zoning. Council has already received pressure for further residential development of parts of this land).(Refer 'Figure 5.2).

Backzoning this land to Residential allows for a more orderly development of the land in terms of residential expansion and is consistent with the existing use of the land for residential purposes. This block currently contains 11 separate titles, all of which are in use for residential purposes.

The land has frontage to the west to the Glen Innes Racecourse and provides for an aesthetically pleasing outlook for future residential development fronting Dumaresq Street.

- ▮ Backzone the existing industrial zoned land north of Herbert Street and south of Wullamulla Street to Rural (loss of 5.7ha in 1 title) (Refer Figure 5.2). This land is held in one holding and is currently vacant land which adjoins residentially zoned and occupied land. The location of the land in terms of access to transport routes is relatively remote and it is envisioned that the uptake of this land would be slow, if at all, given the current ownership pattern. The existing zoning layout effectively creates a ribbon of industrial zoned land opposite residentially zoned land which is considered to be incompatible for future growth in both zones.

A more practical approach is to therefore reallocate this existing Industrial zoned land to a more appropriate location in terms of access to transport routes, consolidated with existing industrial zoned and utilised land and remove it from the potential conflicts with residentially zoned land.

TOTAL INDUSTRIAL LAND TO BE BACKZONED = 9.8HA

Investigation Areas

- ▮ Rezone land fronting Ferguson Street to the west of the existing Industrial zoned land to a General Industrial zone (8ha) –The rezoning of this land would allow more efficient use of the existing infrastructure and a more orderly and efficient pattern of land use, within close proximity to the Gwydir Highway (a new access is currently under construction at the intersection of the Gwydir Highway and Dumaresq Street) and located remotely from existing residential land. A recent development, currently under construction on the north-east corner of Ferguson & Dumaresq Streets, created the demand for an upgraded intersection from Ferguson Street and allows for access into this area.

The backzoning and new zoning results in a net loss of 1.7ha of general industrial zoned land but results in a more efficient pattern for industrial development. (Refer



'Figure 5.2). Whilst Section 117(2) Direction No. 1.1 states that DLEPs shall not substantially reduce existing zonings of land for industrial development, the proposal is considered to be a more efficient and orderly allocation of industrial zoned land which has a higher probability of being developed given its greater access to services and transport routes.

- Identify approximately 17ha of Heavy Industrial land to the north of the existing Industrial land in the "Gleninda Industrial Estate" as Investigation Area. 17ha allows for larger scale industries and existing lot sizes can cater for this form of development. This area would be subject to further investigation in terms of its capabilities for heavy industrial development, however, in general, the location is considered suitable.

Physical Description

The land is flood free, relatively accessible from both the New England and Gwydir Highways and located remotely from dense residential development, allowing for appropriate buffers. (Refer Figure 5.2)

The area is to be referred to as the Gleninda Heavy Industrial Investigation Area and is bounded by the railway corridor and Lambeth St to the east, Rusden Street to the north, Donegal Drive to the west and the existing Industrial Zoned land to the south.

Existing Uses

The land comprises 10 separate titles, with existing lot sizes varying from 1.5ha to 2.2ha which are all held in single ownership. A single dwelling is located on the land, with the remainder cleared land.

Approximately five (5) dwellings are located to the south of the site, with the nearest located at 200m from the Investigation Area.

The future of existing uses will need to be considered in the context of future industrial development as well as access and environmental outcomes for the area.

Access

Access points to the Investigation Area should be limited, with the preference for all heavy vehicle traffic to enter the site via the New England Highway, Grafton Street and then in to the site via either the existing access through Penzance Street or a new access point through Lambeth Street. The standard of the intersection with the New England Highway and the access roads to the Investigation Area will also be a key consideration. Access between the existing industrial estate and the Investigation Area will need to be considered to avoid separate entrance and exit points for the existing and new industrial areas.

Visual Impact

The Investigation Area provides a logical extension northward from the existing industrial zoned and used land. The main corridor for visual impact would be from the New England Highway which is located approximately 1km to the east of the site. Whilst the location is relatively remote in terms of the potential for visual impact, development of the area should still be coordinated and designed so as to present a positive image of Glen Innes. The design of the area should also

consider potential to incorporate compatible improvements for existing development in the existing Gleninda Industrial Estate.

Environmental

A local catchment analysis may be required, including assessment of the potential for impacts on water quality and quantity. The Investigation Area does not contain any native vegetation.

Flooding

Flooding will need to be addressed for the site including local overland flows. Land to the west of the Investigation Area is currently identified as Flood Liable Land.

Conclusion

The Gleninda Investigation Area displays the clearest opportunity for planning for future expansion of heavy industrial employment lands within the Glen Innes LGA. The current supply of Industrial zoned land is not considered appropriate for Heavy/ Offensive Industrial uses given its close proximity to residential development and limited opportunity for larger scale developments. Regional supplies of industrial land and the changing nature of industrial activities will have an effect on the demand for additional industrial land.

The proposed recommendations seek to create a more orderly distribution of industrial zoned land in Glen Innes, through concentrating the land along the existing transport routes and in line with existing industrial developments. An investigation area for potential heavy/offensive industry has been identified adjoining existing industrial zoned land to the north of Glen Innes, which provides for adequate area and good access to transport routes.

Industrial Development Opportunities

The analysis undertaken as part of the Glen Innes Severn Local Environmental Study (GHD, 2007) found that for the Glen Innes Severn LGA, the latent and fragmented pool of skills in areas such as arts and crafts, hospitality and alternative lifestyles needs to be revealed and given an opportunity for expression and development through enhanced connections with experts in the advanced service sector (e.g. marketing, new media, finance brokering).

Promotion of Strong Linkages

The performance of the region will be strongly underpinned by the links that can be created to organisations, institutions and resources in the area. National Economics (2000) argues that to achieve its full potential, the region must overcome poor transport infrastructure constraints. Regional exporters require outstanding road, rail and air infrastructure if they are to link effectively into the emerging global distribution systems.

Emphasis on Lifestyle and Livability

Today much greater emphasis than in the past has to be placed on cultural vibrancy, livability and social cohesion. 'Lifestyle' and 'livability' are key considerations for members of enterprise households when making investment decisions.

But this is not to say that traditional aspects of competitiveness, for example, the cost of doing business and the efficiency of basic infrastructure like roads, rail, power, water

and sewer etc are less important. They remain *necessary* for prosperity, though they are no longer *sufficient*.

The main advantage of lifestyle regions, such as Glen Innes, is their environment and access to a wide range of recreational opportunities. They suggest that the first priority in any economic development strategy for these regions must be to properly define and protect these environmental qualities. Landscape analysis, urban design and housing design are important in this context.

Sustainable development must be a priority. It is part of the Council's charter, as outlined in the Local Government Act, for it to have regard to the concept of Ecologically Sustainable Development (ESD) in making all decisions.

There will also be opportunities for inter-regional 'exports' in retirement lifestyle services, sport and eco-tourism. However access to adequate skills will be a key challenge in realising such opportunities. Diversification of the existing agricultural base must also continue to be a priority.

Reduced Reliance on Traditional 'Industrial' Land

Recent trends in the global economy have left Australia with a much less intense industrial profile. Traditional manufacturing in sectors such as textile, clothing and footwear, food processing (e.g. abattoirs, canneries, biscuit making) and heavy machinery, which was often located in regional centres, has either narrowed to niche markets or disappeared altogether.

The demand for traditional industrial land has declined with these changing economic trends. In terms of land for new types of economic activities – or 'employment lands', strategic locations with good transport connections or in close proximity to higher order and advanced business services, are increasingly important. For Glen Innes and other regional locations it is no longer just a matter of providing land for footloose investors. Land for business needs to be strategically located and configured in such a way as to attract development related to local economic advantage.

To a certain extent the above discussion relates to land for 'exporting' industry – that will be selling goods (or services) inter-regionally (including to overseas regions). There is also a category of land for business that is more responsive to local markets and local consumption. These are the 'light and service' industry lands described earlier. The need for service industry lands is closely related to population growth, and given the quantity of suitable land for service industries attention needs to be focused more on export related industries to ensure provision of such lands are available in the long term.

Emerging and Potential Industrial Development

Recent Start Ups

New industrial businesses, which have located in Glen Innes since June 2005 with an industrial focus include service type businesses, livestock processing, engineering and manufacturing businesses.

Location Quotients

Location quotients, which compare an area's business composition to that of a larger area (i.e., nation or state) for Glen Innes Severn indicate that opportunities may exist

for the development of additional businesses in the fields of Construction, Wholesale, Transport and Storage and Manufacturing.

Potential Businesses

Given the predominance of the agricultural sector on the local economy, it is reasonable to assume that emerging and potential industrial business opportunities will come from ancillary and associated development.

Potential business opportunities may include: abattoirs, bread manufacturing, stockfeed manufacturing, food processing and manufacturing, beer and malt manufacturing, textile manufacturing, wool wholesaling, cereal grain wholesaling, metal and mineral wholesaling, leather and synthetic product manufacturing. In addition to those businesses associated with the agricultural sector, other emerging businesses for the Glen Innes Severn LGA include: distribution centres; freight businesses; and various manufacturing industries.

Given the potential industries likely to locate within the Glen Innes LGA, the current land identified for industrial purposes is considered to be appropriate and suitable, subject to appropriate development control.

Locational Requirements

Types of Industrial Land Users

For the purposes of assessing demand for industrial land it is useful to identify two different categories of industrial activities, each having different land and locational requirements.

- The first category includes those operations and firms serving local communities and businesses, for example, providing automotive services, storage services, construction materials and engineering services. This is the so-called 'service' industry sector.
- The second category is broad but includes those operations with markets extending beyond the immediate locality or region. Businesses in this category may be more capital intensive, or combine commercial, research and manufacturing operations, or be involved in significant value adding through elaborate transformations. Large scale storage and traditional heavier/ offensive industry would be in this category. Because businesses in this category rely on inter-regional sales they are grouped together as the 'exporting' industry sector.

Some industrial land users will fall between these two categories and to this extent they represent two ends of a continuum. However, for the purposes of assessing demand for industrial land these categories are useful because the locational characteristics sought by businesses in one category can be distinguished from those in the other.

Service Industry

The required locational attributes for service industry could be described as follows:

- adjacent to or very near to commercial centres (not more than 1,000m)
- 1,000 to 4,000 square metre sites
- full range of services
- on-site or convenient off street parking



- proximity to public transport
- road capacity for small truck movements and loading.

Export Industry

The required locational attributes for heavy/ offensive industry could be described as follows:

- the absence of significant slopes over most of the area (not more than 20% of the site over 7% slope);
- freedom from recognised endangered fauna and flora (or other significant environmental constraints);
- flood free land and flood free access;
- accessibility to highway or arterial road (in the Glen Innes context the Gwydir and New England Highways are the key roads);
- adequate buffers to reduce land use conflict;
- centrality to markets and labour markets; and
- within 30 to 45 minutes of an airport.

As described earlier much of the existing vacant industrial land available for development meets the service industry locational requirements. Limited opportunities exist for heavy or offensive industry to locate in the LGA due primarily to the proximity of the existing industrial zoned land to residential areas. It is therefore appropriate to identify land for this purpose that is suitably located. In this regard, land along Emmaville Road has been identified to accommodate future heavy/ offensive industry for the LGA.

The provisions for assessment of development and use of industrial areas should be tailored to ensure that appropriate industrial uses could locate and develop with certainty. Restrictive development assessment criteria can be a distraction to industry. For this reason 'permitted use' status should be encouraged where possible. Provisions should however allow Council to control important amenity considerations such as the requirement for appropriate landscaping, setbacks from streets and environmental considerations. These can be dealt with by appropriate development standards and acceptable solutions as provided for in the simplified planning scheme framework.

It is considered important for provisions to be sufficiently flexible to assess other forms of development or mixed-use development in industrial areas. In rural centres particularly, development in industrial areas can take many forms and include a mix of uses. Prohibition of uses should therefore only be used where issues are sufficiently clear-cut. This approach will allow Council to assess development in context and on its merits.

5.1.6 Tourism

The Glen Innes Severn LGAs tourism vision is to be an inspirational leader in innovative and sustainable tourism, including accommodation (both rural and urban-based), cafes and restaurants also make a significant contribution to the local economy. It was estimated \$15 million was spent in the local economy directly from visitors to the area in 2004 (*Glen Innes and Severn Tourism*).

The area has shown significant leadership by developing the Glen Innes and Severn Shire Tourist Association Inc. The Association works in partnership with Council and State and regional organisation to develop economic initiatives through tourism. The association has developed a marketing strategy including an action plan that aims to develop the tourism industry. This strategy adopts the marketing strategy as an important tool on branding and developing an investment prospectus.

This section provides a framework and direction for achieving sustainable tourism growth in the Glen Innes Severn LGA. The aim of this Strategy is to facilitate sustainable tourism development in appropriate locations, assessed against land and environmental capabilities, to achieve economic as well as social and environmental benefits for the LGA.

The Glen Innes Severn LGA is well known for its festivals (particularly the Celtic and Land of the Beardies Festivals) and natural environment. As discussed, adding value to existing attributes will contribute to a richer tourism experience and help to diversify the local economy. Value adding could include ecotourism accommodation, geological tours, fishing, fossicking and visiting National Parks and Reserves in the LGA, conference facilities and dining, in association with established industries. These additional opportunities could provide spin-off multiplier effects leading to greater demand for accommodation, retail outlets and dining facilities.

The key components for tourism development and growth within the LGA are:

- Small to medium-scale sustainable nature based tourism accommodation in strategic locations such as Emmaville, Deepwater and Glencoe. This type of accommodation should have a high quality design emphasis and showcase the natural environment.
- Add value to existing established industries. For example heritage tours and new developments such as health retreats.
- Regional branding and marketing strategies for the LGA. The brand should be used to promote tourism development that is consistent with the area and build on the natural characteristics of the LGA. Tourism operators should be encouraged to align their developments with these brand values.

Through its planning controls Council will support development that complements and supports the Glen Innes brand and tourist routes. It will do this by encouraging and providing flexibility for development that builds on the brand values and the tourist route.

Glen Innes, Emmaville and Deepwater are the most important settlements for tourism in the LGA. These key areas are supported by smaller rural centres such as Glencoe, Dundee and Red Range. The larger settlements form hubs for tourist information, attractions and accommodation and draw in visitors. These towns are themselves attractions by virtue of their heritage, layout and beauty. It is this Strategy's intention to strengthen the role of these key centres by encouraging development to locate within them. This will assist in building a critical mass of tourism infrastructure and will provide focus within Glen Innes.

Achieving these outcomes will require careful policy development addressing issues of location, operation and management of the development. The development of Strategic Tourism Plans for regional areas will inform more detailed policy development at the local level.



5.2 Strategic Directions and Actions

5.2.1 Economic Growth

1. Ensure planning policy facilitates and supports business development.

- (a) Ensure planning policy facilitates the establishment of new businesses based on the competitive advantages of the LGA, including providing access to major road routes, land and separation distances from adjoining land uses.

2. Align land use planning with regional economic development priorities for key industry sectors.

- (a) Provide for the location and land needs of key industry sectors by changing Development Plans to include performance-based policies based upon land capability assessment.
- (b) Encourage greater flexibility into rural zones to encourage the processing of local agricultural products, tourist accommodation and facilities and other forms of value adding through the use of performance-based policies.

3. Provide for the economic growth of the rural area and maintain and enhance rural job opportunities

- (a) Ensure agriculture is given priority in planning and decision making.
- (b) Encourage the development of intensive agricultural industries where they can be serviced with necessary infrastructure and in appropriate locations to avoid land use conflicts.
- (c) New forms of agriculture should be encouraged in the new LEP.
- (d) Sustainable energy production forms need to be encouraged in the new LEP

5.2.2 Small Business

4. Recognise the contribution to the economy of small and home-based business.

- (a) Council supports the future development of small business and will encourage and facilitate development of this sector where appropriate.
- (b) Provisions for home occupations and small business should be flexible and supportive across the LGA subject to assessment of the impact on the amenity of the area, the transport network and the environment.

5.2.3 Reuse of Buildings

5. Recognise the importance of and benefit to the economy of encouraging the reuse of empty and redundant buildings for both residential and employment-generating purposes.

- (a) Council will therefore encourage reuse of buildings for such purposes subject to assessment of impacts.
- (b) The new LEP must have the flexibility to consider the reuse of redundant buildings for employment-generating uses subject to an assessment of effects on the amenity of the area, traffic generation, impact on any heritage values and the capacity of the conversion to meet building regulations.

5.2.4 Retail and Commercial Activity

District Centre

6. Ensure planning policy facilitates and supports business development

- (a) Ensure that planning policy facilitates the establishment of new businesses based on the competitive advantages of the LGA, including providing access to major roads, land, and separation distances from adjoining land uses.
- (b) Develop infrastructure that improves trading and commercial opportunities.
- (c) Encourage spin-off value added commercial activity in synergy with the current economic base.
- (d) Allow for a mix of related and complementary land uses in employment areas to provide services to local employees, while not undermining the key role and function of the area or zone.
- (e) Make provision for appropriately located commercial land on the periphery of Glen Innes CBD for large format premises involved in bulk goods retailing, and single purpose non-food retail activities occupying large sites.
- (f) Monitor commercial land supply.
- (g) Consideration should be given to the design of new and redevelopment proposals for commercial centres to ensure that they complement and contribute to the maintenance of the existing heritage character of the CBD and surrounding area.

7. Protecting and enhancing the Glen Innes CBD

- (a) Zone the existing CBD an appropriate local centre or commercial core zone under the new LEP to reinforce its status in the LGA.

Villages and Rural Centres

8. Recognise the important economic role played by retail and commercial facilities in villages and rural centres.

- (a) Provision of such facilities is encouraged subject to appropriate siting, amenity and environmental assessments.
- (b) Rezone existing villages and rural centres to an appropriate Village zone.
- (c) An appropriate Village zone in rural settlements and villages should provide opportunities for retail and commercial and tourism development.
- (d) Council will identify appropriate locations for commercial zonings, and subdivision design will make provision for commercial development in expanding residential areas.



5.2.5 Industry

9. Identify land that is appropriate for industrial development

- Zone land currently under the Glen Innes LEP 1991 4 Industrial Zone and the industrial area in Deepwater currently zoned 2(v) Village under the Severn LEP 2002 to an appropriate general industrial zone under the new LEP.
- Back zone some of the existing industrial land along Derby Street in lieu of more industrial land along Ferguson Street (see Figure 5.2).
- Zone land identified along Emmaville Road for heavy and offensive industrial uses under the new LEP (see Figure 5.2).
- Prohibit inappropriate land uses from locating on land zoned for industrial purposes.
- Provide a range of allotment sizes for industrial uses.
- Rehabilitate and make available under-utilised industrial land for new development.
- Any new development must include WSUD principles including effluent reuse, stormwater harvesting.

10. Ensure the location of industry and surrounding land use does not jeopardise future industrial expansion and efficiency

- Encourage the co-location of industry to achieve a demand that warrants the provision of infrastructure.
- Encourage industries to locate where other industries could benefit from the use of their by-products.
- Prevent residential encroachment onto land that would limit the efficient and safe operation of industrial activities.

11. Prepare management guidelines for land uses in industrial zones

- Prepare a development control plan to support the LEP and provide additional detailed guidelines for development.
- Prepare and adopt landscaping requirements (including implementation and maintenance requirements) for all new industrial sites and estates.
- Protect and enhance industrial amenity and reduce the visual dominance of industrial estates/sites on the gateways to the township of Glen Innes through the provision of adequate buffers, landscaping and appropriate building form and design.
- Ensure that industry is compatible in terms of its scale and physical character with its rural and urban surroundings.
- Ensure land use policy clearly describes the appropriate scale of industrial development in a locality.
- Design landscaping, built form, access and services in a way that assists the appearance of industry.

12. Prevent and manage land use conflicts

- Prepare specific controls for industrial land uses and regulate them through the LEP or DCPs.

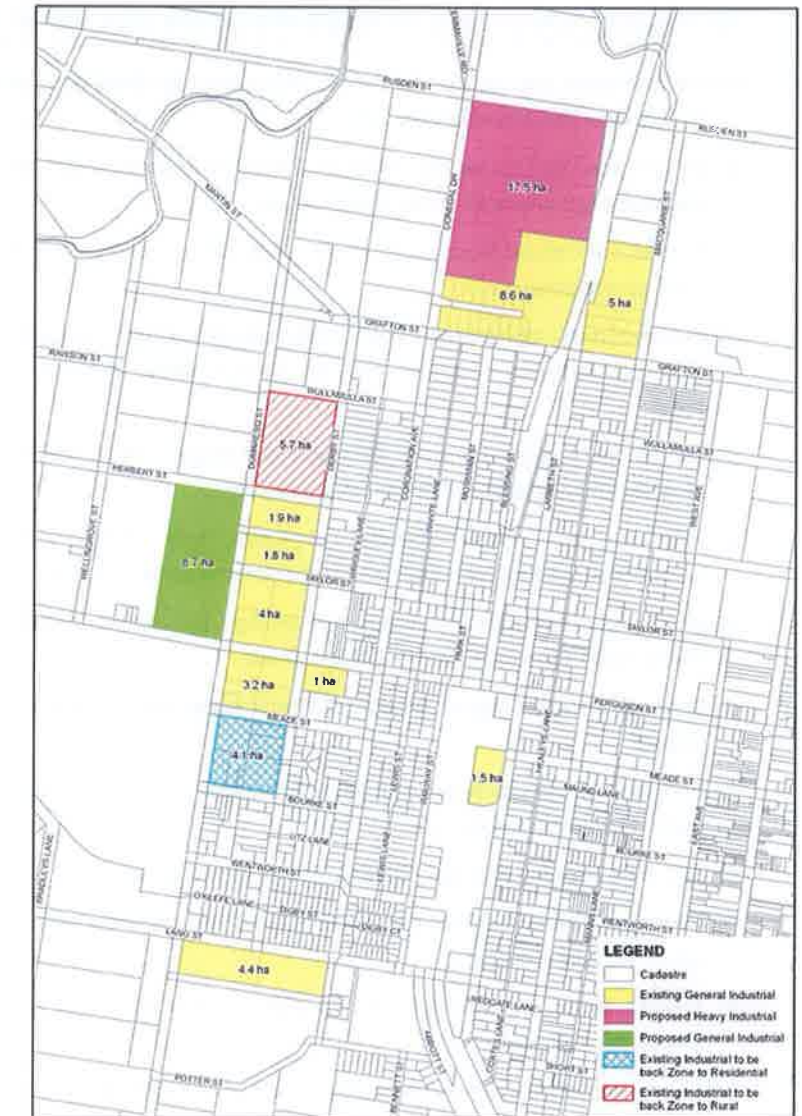
- Prevent potentially conflicting land uses from locating adjacent to industrial activities. Where this is not possible, manage the conflicts through implementation of development controls.
- Allow for expansion of industry when defining separation distances from other uses.
- Notify neighbours of significant industrial development proposals on adjoining properties.
- Provide land use buffers to prevent land use conflict between industrial development and competing uses. Refer to the recommended buffer zones outlined below.

Table 5-1 Recommended Buffer Distance to Industry Types

(NB: The desirable buffer in the circumstances will be the separation distance and conflict avoidance strategy that protects: community amenity, environmental assets, the carrying out of legitimate rural activities in rural areas and the use of important natural resources.)

	Residential areas & urban development	Rural dwellings	Education facilities & pre-schools	Rural tourist accommodation	Watercourses & wetlands	Bore & wells	Potable water supply/catchment	Property boundary	Roads
Piggeries ¹ Housing & waste storage	1000	500	1000	500	100	SSD	800	100	100
Waste utilisation area	500	250	250	250	100	SSD	800	20	20
Feedlots ² Yards & waste storage	1000	500	1000	1000	100	SSD	800	100	100
Waste utilisation area	500	250	250	250	100	SSD	800	20	20
Poultry ³ Sheds & waste storage	1000	500	1000	500	100	SSD	800	100	100
Waste utilisation area	500	250	250	250	100	SSD	800	20	20
Dairies ⁴ Sheds & waste storage	500	250	250	250	100	SSD	800	100	100
Waste utilisation area	500	250	250	250	100	SSD	800	20	20
Rabbits ⁵ Wet shed, ponds & irrig.	300	150	150	150	100	SSD	800	50	50
Dry shed	120	60	120	60	100	SSD	800	20	20
Other intensive livestock operations ⁶	500	300	500	300	100	SSD	800	100	100
Grazing of stock	50	50	50	50	BMP	SSD	BMP	NAI	BMP
Sugar cane, cropping & horticulture	300	200	200	200	BMP	SSD	BMP	NAI	BMP
Greenhouse & controlled environment horticulture	200	200	200	200	50	SSD	SSD	50	50
Macadamia de-husking	300	300	300	300	50	SSD	SSD	50	50
Forestry & plantations	SSD	SSD	SSD	SSD	STRC	SSD	SSD	BMP	STRC
Bananas	150	150	150	150	BMP	SSD	SSD	BMP	BMP
Turf farms ⁸	300	200	200	200	50	SSD	SSD	BMP	SSD
Rural Industries (incl. feed mills and sawmills)	1000	500	500	500	50	SSD	SSD	SSD	50
Abattoirs	1000	1000	1000	1000	100	SSD	800	100	100
Potentially hazardous or offensive industry	1000	1000	1000	1000	100	SSD	800	100	100
Mining, petroleum, production & extractive industries	500	500	500	500	SSD	SSD	SSD	SSD	SSD
	1000*	1000*	1000*	1000*					

* Recommended minimum buffer distance for operations involving blasting.



5.2.6 Tourism

13. Promote and enhance those qualities of the LGA that attract tourists

- (a) Co-ordination and support for further enhancing our destination/brand marketing throughout Glen Innes Severn LGA.
- (b) Ensure that the rural sector, industries and other urban development do not impair the landscape character of key scenic routes.
- (c) Protect the natural landscapes of the LGA along designated scenic routes and town approaches.
- (d) Ensure tourism development is of a scale, design and form that will not overwhelm, over-commercialise or detract from the intrinsic values of the land on which it is sited.
- (e) Identify the appropriate scale, character and design criteria that will enhance the amenity and landscape character of the locality.
- (f) Reinforce the unique character of towns with tourism development that complements their desired cultural, built and landscape character.
- (g) Discourage promotional buildings and signage for tourism that detracts from the scenic qualities of important landscape areas.
- (h) Develop an open space network that enhances the tourist product and visitor appeal.
- (i) Ensure that land use policies for key tourist towns and centre precincts accord with their desired future character.
- (j) Use the Marketing Strategy (2006) to inform planning policy.
- (k) Continue to meet regularly with Tourism industry to develop, grow and expand our industries within district.
- (l) Identify project funding for specific festivals and activities that will generate increased visitations.
- (m) Ensure statistical analysis and research data is collected, analysed and acted upon regularly.
- (n) Ensure that product is well developed and sophisticated through appropriate workshops and training seminars.
- (o) Annual review of tourism infrastructure ensuring effective use of resources and high quality services.
- (p) Investment in television and radio promoting the destination of Glen Innes Severn.
- (q) Produce special interest brochures be produced based on visitor demand.

14. Ensure tourism development is ecologically sustainable

- (a) Identify areas where tourism is discouraged or encouraged.
- (b) Review planning guidelines and criteria for assessment.
- (c) Encourage tourism development to be located to support and utilise facilities in existing settlements.
- (d) Encourage innovative and sustainable design solutions in tourism development.

- (e) Require rigorous site analysis and innovative design for any tourism development in environmentally sensitive areas.

15. Align land use planning with specialty tourism development

- (r) Ensure that any land use policies are developed in association with the Glen Innes and Severn Shire Tourist Assoc Inc.
- (a) Facilitate small to medium tourism accommodation that is part of the natural and cultural experience of the Glen Innes Severn LGA (e.g. bed and breakfasts, farm stays, backpacker lodges, health retreats, guesthouses).
- (b) Facilitate the development of innovative and environmentally sensitive nature retreats in appropriate natural areas.
- (c) Provide for flexibility in land use policy to enable the establishment of complementary uses that form part of a tourism experience.
- (d) Encourage the restoration and commercial use of appropriate heritage assets for tourism.

6. Caring for the Natural Environment and Heritage

6.1 Strategies

The Strategy describes the existing framework for caring for the natural environment and Heritage in the Glen Innes Severn LGA, and outlines the role of this Strategy and other Council planning documents in delivering objectives.

Caring for the natural environment and heritage is the management of all activities that use, develop and/or conserve our air, water, land, plants, animals, micro-organisms, and the systems they form. It is a means of seeking long-term security for the natural environment through a balance of economic, social and environmental considerations. It is fundamental to the concept of sustainable development, and a way of safeguarding a quality of life and environment worthy of the LGAs descendants.

Council's planning documents are the main instruments whereby new development can be controlled to ensure the consideration of important natural environment values and values for the community and visitors. Considering environmental issues as well as social and economic ones is a mandatory requirement of all planning in New South Wales. This Strategy recognises this, however Council's planning controls is only one of a suite of mechanisms for achieving good management of the natural environment. Current planning legislation can only control land use and development requiring Council approval. Many actions of landowners, government agencies and community organisations do not require planning approval, for example: decisions relating to agricultural practices, irrigation, weed control, land care activity and forestry on public land and within private timber reserves. It is not Council's intention to broaden its current planning scheme to regulate such activities, but rather to support the complementary management process and achieve outcomes through education. Since comprehensive and integrated actions are often required to achieve good management outcomes, success is heavily reliant on the commitment of all stakeholders. The Council, agriculture and forest industries, community groups, regional bodies, state government and private landowners all have important roles to play.

6.1.1 Atmosphere

The atmosphere, air and climate are vital natural assets that play a key role in ensuring the health of the community, protecting the environment and fostering economic development. Considering atmospheric impacts in land use, transport and economic planning and decision-making will assist in ensuring the region's high air quality performance is maintained

Glen Innes Severn LGA's climate is subject to the influence of the greenhouse effect and associated global warming, with discernible changes now being detected in the temperature and rainfall monitoring records throughout NSW. Elevated levels of greenhouse gases in the atmosphere also mean the climate is likely to continue to change throughout this century. To minimise the impact of the enhanced greenhouse effect we need to significantly reduce our greenhouse gas emissions

Therefore, innovative approaches to energy generation, ways to reduce energy use, and design for greater energy efficiency are of growing importance to the Glen Innes

Severn LGA. Alternative/renewable energy sources such as solar and wind and waste to energy must be adopted to improve environmental outcomes while still maintaining economic growth and comparative advantages.

Future development needs to acknowledge the role of climatic conditions and the potential impacts of climate extremes. Policies need to be developed that seek to minimise the potential impacts to the environment and to land uses which rely on. This Strategy also supports energy efficient building designs and technologies. These are being developed by both private and public sectors and formalised by inclusion into BASIX.

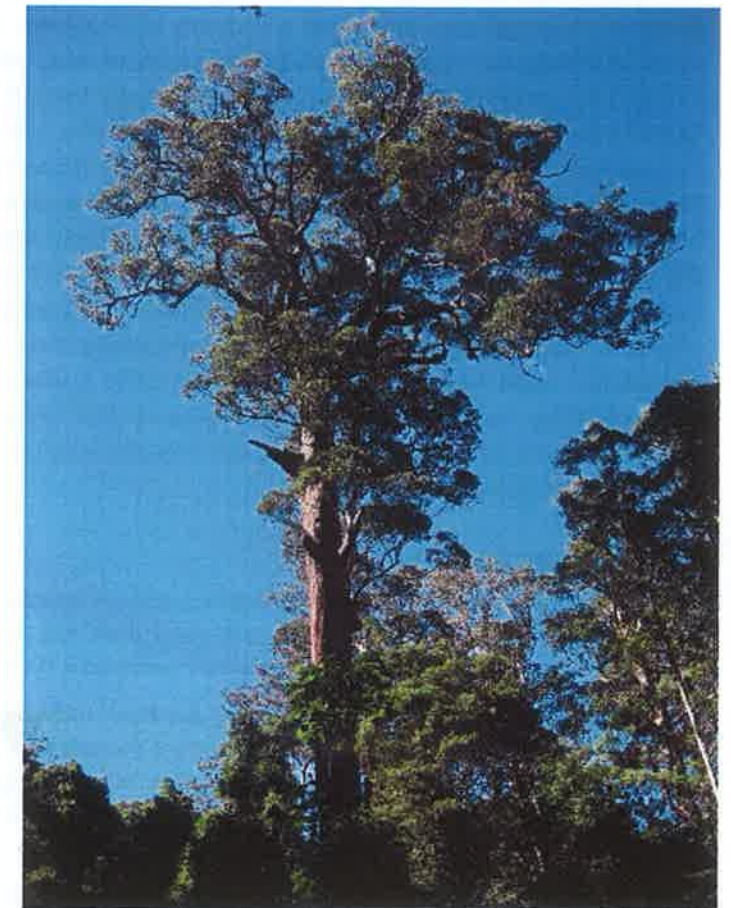
6.1.2 Water Management

Healthy water resources and catchments are critical to the wellbeing of the Glen Innes Severn LGA and like agricultural land, clean water is a precious resource that must be used sustainably. The LGA is dependent on stored and stream water for driving agricultural production and providing quality town water. There are many and varied demands on our water supplies, and they must be managed as carefully and equitably as possible.

The four major systems that originate in the LGA are the Mann, Beardy Waters, the Severn and Deepwater Rivers. Three of these river systems radiate out of the LGA east (the Mann), west (the Beardy- Severn) and north (the Deepwater).

The low gradient of these rivers diminish the potential to disperse the effluent supplied to them through human activities such as sewage treatment works and agricultural practices. In particular, build-ups of phosphates occur, especially in dammed and ponded reaches with, inevitably, serious consequences for water quality. Add to this the effect of large scale draining of former wetlands or boggy areas in the inland catchments and consequent rapid release of their sediments and groundwater, and frequent "cleaning out" of channels to remove reed growth, and the increased flow of water, sediments and excess nutrients into the main streams is inevitable (Wakefield Planning, 1999). Another important water resource of the Glen Innes Severn LGA are wetlands. These wetlands are listed as threatened under the *Threatened Species Conservation Act 1995 and Environment Protection and Biodiversity Conservation Act 1999*. However very few of them remain in their natural state, and many have completely disappeared, along with the unique floral and faunal associations peculiar to high country basaltic wetlands (Brooke and Casanova, 1993).

Whilst having no role in the allocation or storage of fresh water, Councils planning controls can influence the ability of the LGA to productively utilise its water resources. Ecologically sustainable development relies on a balanced interdependency between quality of life, healthy ecosystems and economic growth. The supply and quality of water strongly influences that interdependency and is one of the most significant limiting factors to achieving sustainable development in Glen Innes Severn. Therefore, protection of water quality and quantity is one of the highest priorities for the LGA and attention must be given to the cumulative impact of land uses on this resource. This is especially important for the Beardy Dam and Deepwater Creek catchments, which provide drinking water for Glen Innes and Deepwater respectively.



6.1.3 Protection of Conservation Values

Glen Innes Severn LGA contains a wide diversity of important vegetation communities, animal habitats, landscapes and natural phenomena which combine to create a region of unique beauty with significant conservation values on local, state and National levels. These conservation values including eight National Parks (Barool, Butterleaf, Capoompeta, Gibraltar Range, Guy Fawkes River, Nymboida, Warra and Washpool National Park), Torrington SRA and two natural reserves (Mann River and Bearded River Nature Reserve) and the abundant native forests, wetland and waterways including Key Fish Habitats recognised as environmentally sensitive land. The Gibraltar Range National Park, Guy Fawkes River National Park and the Washpool National Park are considered areas of World Heritage. This Strategy recognises that through its planning controls it can assist in safeguarding these values for future generations. Council's planning controls are just one of a suite of complementary mechanisms that assist in achieving these objectives. It is essential however that Council's planning controls considers the effects of new development and land use on important conservation values.

6.1.4 Biodiversity

Biodiversity refers to the diversity of life – including different species, the communities they live and their genetic diversity. In recent years there has been an increased understanding of the value of ecosystems and their contribution to the environment.

Conserving biodiversity is about protecting and managing native animals and plants and the ecosystems they inhabit, as well as controlling the causes of their decline. The maintenance of biodiversity enables ecosystems to withstand pressures from cyclical natural events (e.g. drought) thus improving the resilience of an area to cope with such pressures.

Development can impose environmental and/or management changes on a location. Sometimes this will not affect biodiversity at all, but in other cases it will to varying degrees. The main development threats to biodiversity occur during conversion of native vegetation to other land uses. Examples include clearing for agriculture, some forestry operations, and subdivision development.

The Glen Innes Severn LGA has eight broad vegetation formations (rainforest, wet sclerophyll forests (shrubby and grassy subformations), grassy woodlands, grasslands, dry sclerophyll forests (shrubby and grassy subformations), heathlands, freshwater wetlands, forested wetlands), twenty four different vegetation classes nested within these formations, and well over a hundred vegetation communities that support an abundance of plants and animals. However, only small remnants of this area remain due to clearing for various land uses such as agriculture, residential and rural-residential. The exception to this is the vegetation that occurs in small pockets on properties and in National Parks/Nature Reserves/Community Reserves as well as road reserves and riparian zones.

The coverage and connectivity of native vegetation is crucial to biodiversity conservation. Isolation and fragmentation leads to degradation and unsuitability of habitat, and has been identified as a serious regional problem. It can also isolate populations, reduce the extent of local ecologically significant vegetation and reduce food supplies. A healthy network of native vegetation also lends itself to on-farm benefits and natural landscapes.

To ensure that the ecosystems of the area continue to contribute to the environment in a positive way, biodiversity should be maintained and enhanced. To achieve this, the

planning process needs to integrate ecological objectives for the landscape based on current biodiversity values, risks to those values and a future vision for the landscape. It should also be recognised that some types of ecosystems and species are more vulnerable to degradation than others and therefore should have a higher priority for targeted management.

DECCs Comprehensive Regional Assessments (of Reserves) and the Alps to Atherton project form a base to conserve native fauna and flora, as it is important to consider habitat requirements, particularly for fauna species and populations at risk. It is therefore proposed to use this as an overlay in the new LEP for environmental management. These planning controls can assist in the maintenance of biodiversity in Glen Innes Severn LGA by ensuring that the impacts of development on native vegetation and rare and threatened species are appropriately considered in the assessment of development proposals.

6.1.5 Air Quality and Noise

Air quality and noise can have a significant impact on the amenity of an area and can also harm the health of residents. Noise is a significant environmental issue. There is evidence that noise may have adverse health and social effects. There are numerous types of noise that may cause a nuisance – ranging from a neighbour's music to the sound of a large industrial operation. A range of planning and intervention approaches are therefore needed to manage and remedy noise problems. Australia has no national regulatory framework for noise control and national regulations and guidelines cover only a few aspects of the noise environment. This responsibility falls on state legislation and council planning processes. Regulation of activities which can cause noise emissions should have the objective of ensuring the best practice environmental management of the activity, which includes the strategic consideration of locating development in proximity to sensitive uses.

Good air quality is indispensable to the health of individuals, communities and the natural environment. Activities such as industrial manufacturing, transport and home heating may adversely impact on air quality. Steps must be taken to ensure that these activities are conducted in a way that minimises their impact on the environment through appropriate planning controls, regulation and education. The manner of addressing this diversity of inputs to atmospheric pollution is determined by the varying economic, social and environmental circumstances associated with each of the inputs.

6.1.6 Environmental Hazards

Environmental hazards is any adverse effect on the environment (of whatever degree or duration) including an environmental nuisance. Environmental hazards have the potential to make land unproductive and render it unsuitable for development and living. There are a number of environmental hazards that occur throughout the LGA which include bushfire, flooding, salinity, contaminated land and land degradation. Such hazards can cause loss or harm to the community and to the environment.

Environmental protection is aimed at the qualities of the environment conducive to the social and economic wellbeing of the community, neighbours and individuals. Council, as the responsible authority under environmental legislation, is required to manage and monitor those activities which have the potential to cause environmental harm. Furthermore, as a responsible authority it has statutory power to approve or regulate activities and the resultant environmental effects of an activity or a proposed activity. Hence, land use planning is an effective management tool in minimising the impact of these hazards. Emphasis should be on risk avoidance and, therefore, land that is prone to environmental hazards should not be developed.



6.1.7 Natural Landscape/Scenic Quality

The landscape is fundamental to the Glen Innes Severn community's self image and sense of place. The hills, forests and forestry, farms, wilderness areas, towns and villages together represent the history of the Glen Innes Severn. The unique landscape character of the Glen Innes Severn area plays an important role in promoting environmental awareness and well being for residents and visitors. It also generates tourism, and development. The landscape is made up of many layers representing the actions of differing communities over time. The landscape is dynamic and changes in response to new ways of farming, new influences on development, and the changing practices and scale of forestry operations. The varying topography and landform of Glen Innes Severn is the dominant visual feature of the landscape. The valley floors and flat to undulating plains of the LGA are characterised by a mixture of intensive agriculture, cropping and grazing, whilst the hills are heavily vegetated.

The respecting landscape and its scenic quality and the value placed on it by the community is important to Council. Council will seek to identify the landscape elements that are valued by the community and will encourage that landscape values are respected in land use decision-making. Decisions taken in the past have frequently detracted from the visual value of many landscapes. This is evidenced in poorly designed residential subdivisions or forestry operations; insensitively located service infrastructure such as reservoirs, telecommunications towers; and the cumulative impact of poor management practices that have allowed rural land degradation, weed invasion, and the inappropriate location of buildings and associated roads and infrastructure.

The Strategies intent is to allow suitable development while maintaining the desirable character of the area. Planning controls protect natural landscapes for current and future residents. Through this process the planning controls promote the scenic and landscape values of the Glen Innes Severn and encourage landowners and developers to consider scenic values in all development.

6.1.8 Heritage

Heritage is defined as a combination of the way we live, traditions, history and values (Australian Heritage Commission 1998) and it manifests itself in the result of human interaction with the environment over time. Our heritage can be recognised in landscapes, particular sites, and individual objects, as well as the ways in which people live or have lived. Heritage in Glen Innes Severn consists of two principal elements: the heritage originating from 35,000 years of Aboriginal cultural practices and that originating in the 200 year-old non-Aboriginal occupation (defined for the purposes of the document as European heritage). The heritage values are of significant social and economic value to the LGA. Heritage is important to a community's sense of place and its identity, providing current context and connections to the past. Heritage also has a tangible economic benefit through its direct relationship with tourism.

European Heritage

The LGA has a long agricultural history and settlements largely grew up in response to agricultural development as well as mining development. The locations of raw materials and markets, and traditional transport routes have determined much of the settlement pattern, thereby contributing to the rich and diverse cultural landscape.

European heritage also consists of landscapes, places, buildings and groups of buildings, and precincts. The built heritage of Glen Innes displays a great diversity of types and styles, reflecting the unique processes that have shaped its towns, villages and rural centres. The development of many settlements can be traced through the locations and styles of their buildings. The Grey Street Precinct is one such area that promotes the LGA's cultural built heritage.

The management of heritage involves decisions on what will be retained, and how heritage assets will be used now and in the future. This Strategy recognises that many individual buildings, places, precincts and streetscapes of historic and cultural importance are not recognised in heritage listings. It is Council's intention to review and update current heritage listings and provide a comprehensive inventory of sites in the planning controls.

It is important for the conservation and retention of the built heritage of the Glen Innes Severn that places of heritage significance have a useful purpose. The capacity of heritage buildings and places to take up development opportunities is often regarded as a constraint and one that often leads to the decline of the building. There are significant amounts of under-utilised heritage features in the Glen Innes Severn.

Adaptive reuse is a contentious issue, which lies at the heart of heritage conservation and appreciation, especially in regional towns where resources are limited. To address this issue is this Strategy's intention to provide flexible planning mechanisms within its planning controls that promote innovative reuses of heritage buildings, each assessed on its merits and in accordance with state legislation.

Aboriginal Heritage

The LGA contained many tribes including Bahnbi or Ahnbi, Ngarrabul, Kweembul, Yookumbal, Tindale, Anaiwon, Banbai and Jukambal. The Aboriginal culture has had a significant impact on the landscape of Glen Innes. A detailed survey of Torrington State Recreation Area found 23 open campsites, 7 shelters, 4 shelters with potential for other artefacts and one scarred tree. Another property close by had 1 stone arrangement and one art site (SSC LES 1999). These sites represent the surviving evidence of a culture that existed for many thousands of years prior to European settlement. They also present opportunities for understanding, teaching and learning about the traditional culture and heritage. For this reason, these sites are important to the Aboriginal community and should be managed appropriately. This Strategy aims to acknowledge and respect the important Aboriginal cultural heritage of the Glen Innes Severn LGA in assessing the appropriateness of new uses and development under the planning controls. It also aims to develop decision-making provisions and protocols that will integrate into state systems for managing cultural heritage.

6.2 Strategic Directions and Actions

6.2.1 Climate

1. Encourage innovative approaches to energy consumption to reduce the impacts of climate change

- Investigate the possibility of providing wind power to the LGA. To assess the potential for using this technology consideration could be given to conducting a survey of wind corridors.



- (b) Investigate the possibility of providing solar energy to the LGA for the operation of public utilities such as street lights.
- (c) Educate and promote to the community/industry the benefits of energy conservation.
- (d) Develop land and water management strategies that address the impacts of droughts and floods, taking into account future climate change.

2. Minimise the effects of climatic conditions on agricultural production

- (a) Reassess crop varieties and livestock types to determine if those currently grown in the LGA are appropriate for the location.
- (b) Requests could be made to research bodies to develop and commercialise crop varieties that are tolerant of the LGA's climate.

6.2.2 Water Management

3. Ensure development does not have a detrimental impact on nearby water bodies

- (a) Rezone the existing 7 (Environmental Protection (Water catchment) zone to Environmental Conservation in order to protect and conserve the stored supply of water for Glen Innes from Beardy Dam.
- (b) Performance criteria should be developed and applied to all development to ensure that impact on water bodies is minimised.
- (c) All development should utilise best practice management for soil and water management on the site.
- (d) Develop and implement an on-site effluent disposal DCP in accordance with the NSW Government's Environment and Health Protection Guidelines (On-site Sewage Management for Single Households).
- (e) Promote water sensitive urban design (WSUD) and integrated water cycle management (IWCM) incorporated into the comprehensive DCP for development proposals to achieve catchment water management objectives.
- (f) Riparian zones and wetlands should be protected and revegetated to improve the water quality of waterways by reducing erosion and removing pollutants before they reach the river.
- (g) Monitor water quality so that the location of pollution sources can be determined and the clean up can be targeted to specific areas.
- (h) Investigate water use and develop a plan on how to reduce it.
- (i) Implement the management actions identified in the Border Rivers/Gwydir/Northern Rivers Catchment Action Plans.
- (j) Clauses that address and restrict land use activities in the vicinity of waterways should be incorporated in the LEP, especially for drinking water catchments.

4. Control development in drinking water catchments

- a) Restrict the type and intensity of development permissible in the drinking water catchment.
- b) Develop specific performance criteria to be applied to all development in the drinking water catchment to further minimise adverse impacts.

5. Increase community awareness and involvement in water quality and catchment issues

- (a) Develop an education program informing the community on typical water quality and quantity problems.
- (b) Report water quality and quantity information annually.
- (c) Provide incentives to the community for improving their water management.
- (d) Promote best practice in riparian corridor management.
- (e) Provide assistance to Landcare groups and primary producers in obtaining grants for restorative works.

6.2.3 Protection of Conservation Values

6. Protect any land of high conservational values

- (a) Zone the existing (8) – National Parks and Natural Reserves under the Severn LEP 2002 as E1 National Parks and Natural Reserves.
- (b) Implement a specific zoning for State Forests.

6.2.4 Biodiversity

7. Recognise the biodiversity and conservation values of the LGA

- (a) Use the DECC Comprehensive Regional Assessments database as an overlay for the E3 Environmental Management.
- (b) Consider mapping Key Fish Habitat areas as part of the draft LEP.
- (c) Develop a data management process to ensure that the best available data is being used and is made available to decision makers within Council and development proponents. Mapping information needs to be updated in response to changing information, including incorporating findings of future studies.
- (d) Identify, map and develop appropriate management actions for significant areas of native vegetation and wildlife corridors and update LEP once these areas have been identified.
- (e) Examine areas where potentially unique and important habitat may have been overlooked. For example, 'non-vegetation' elements such as rock outcrops, wetlands, swamps, small remnants etc.

8. Integrate the protection of biodiversity and ecosystem processes into development and planning policies and processes.

- (a) Review each zone in the current LEP to ensure that they provide for the protection of biodiversity as well as the maintenance of ecological processes where applicable.
- (b) Prepare general performance criteria relating to biodiversity and vegetation to be applied to all development.
- (c) Establish a land use management approach consistent with state, regional and local biodiversity goals, including *Native Vegetation Act 2003* and Catchment Action Plans.
- (d) Revise definitions in the LEP to ensure that they encompass the concepts, pertaining to the protection and management of biodiversity, and that these are used consistently throughout the LEP.



- (e) Ensure that planning policy and development assessment processes is informed by ecological investigations and impact assessments specific to the affected area and its biodiversity, particularly when it is proposed to rezone land for more intensive use.
- (f) Develop model conditions for development consents that can be consulted and applied by Council planners to address protection, maintenance and enhancement of biodiversity values.
- (g) Assess and take into account the potential cumulative impact over time of land uses and land division on native habitats when developing planning policy by taking into account the potential, intensity, scale and size of development.
- (h) Protect native vegetation within town boundaries by including it in reserves and open space. Prioritise future acquisition of reserves to reflect the significance of the biodiversity value.
- (i) Prepare a biodiversity development control plan to be incorporated in the comprehensive plan, to support the LEP and provide additional detailed guidelines for development. Ensure biodiversity objectives are reflected in all DCP controls. Consideration to be given to providing:
 - Approaches to offsetting actions;
 - Riparian corridor and regional connectivity area provisions and landscaping requirements;
 - Provisions for the restoration of degraded areas; and
 - Guidance for development and decision making that may impact on biodiversity and lands with high biodiversity value.
- (j) Once the biodiversity certification process and requirements have been identified and developed bio-certify the LEP.
- (k) Develop an approval system that gives emphasis to incentives for conservation.
- (l) Ensure that land use changes and development are located and designed to minimise: the breaking up of existing areas of native vegetation; edge effects around areas of remnant native vegetation by reducing the length of the overall edge (or boundary) as a proportion of the area to be protected; the impact on water-dependent ecosystems, groundwater recharge areas, surface water flows and flows within watercourses; the introduction of pest plants and animals near areas of biological significance; and the number and length of allotment frontages to areas of biological significance, including water-dependent ecosystems.
- (m) Prevent incompatible activities from occurring within buffer zones to protect areas of biological significance and threatened species.

9. Increase the viability of areas of biological significance by identifying and protecting them and creating linkages between them.

- (a) Identify priority bushland and corridor areas to be targeted for Council restorative works, community bush regeneration projects, and threatening process management activities. Give priority to these areas.
- (b) Protect, maintain and link road reserves that contain areas of biological significance. Consider the development of a road reserves management plan.
- (c) Maximise the use of key public transport corridors and arterial road corridors for revegetation programs and linear parks.

- (d) Promote the use of locally indigenous species in landscaping to create buffers and linkages; to maintain genetic integrity, minimise water consumption; and to reduce the potential for the spread of pest plants or other non-indigenous plants.
- (e) Prioritise the development of plans of management to ensure that protection and appropriate management of environmentally significant areas.

10. Increase community awareness and involvement in identifying, protecting and enhancing biodiversity

- (a) Develop an education program informing the community on the values of native flora and fauna, habitat and corridors, and the threats to these from feral animals, weeds, grazing and clearing.
- (b) Provide assistance to Landcare groups and farmers in obtaining grants for restorative works.
- (c) Liaise with neighbouring councils, Department of Planning, Department of Environment, Climate Change and Water (DECCW) and Department of Industry and Investment (DI&I) to promote the adoption of compatible biodiversity objectives and mechanisms in all regional planning instruments and policies.
- (d) Provide a community nursery or partnership with a local native nursery to provide local provenance seed collection services and provide stock to Council's (and others) rehabilitation programs.
- (e) Encourage landholders of ecologically significant land to enter a Voluntary Conservation Agreement.

6.2.5 Air Quality and Noise

11. Minimise future air quality and noise related impacts

- (a) Consider possible air and noise impacts during the development assessment process to ensure future developments are located appropriately and that appropriate controls and/or mitigating measures are conditioned.
- (b) Ensure appropriate controls are implemented to reduce the potential air and noise impacts from future developments.
- (c) Prohibit domestic wood heaters, especially in urban areas.

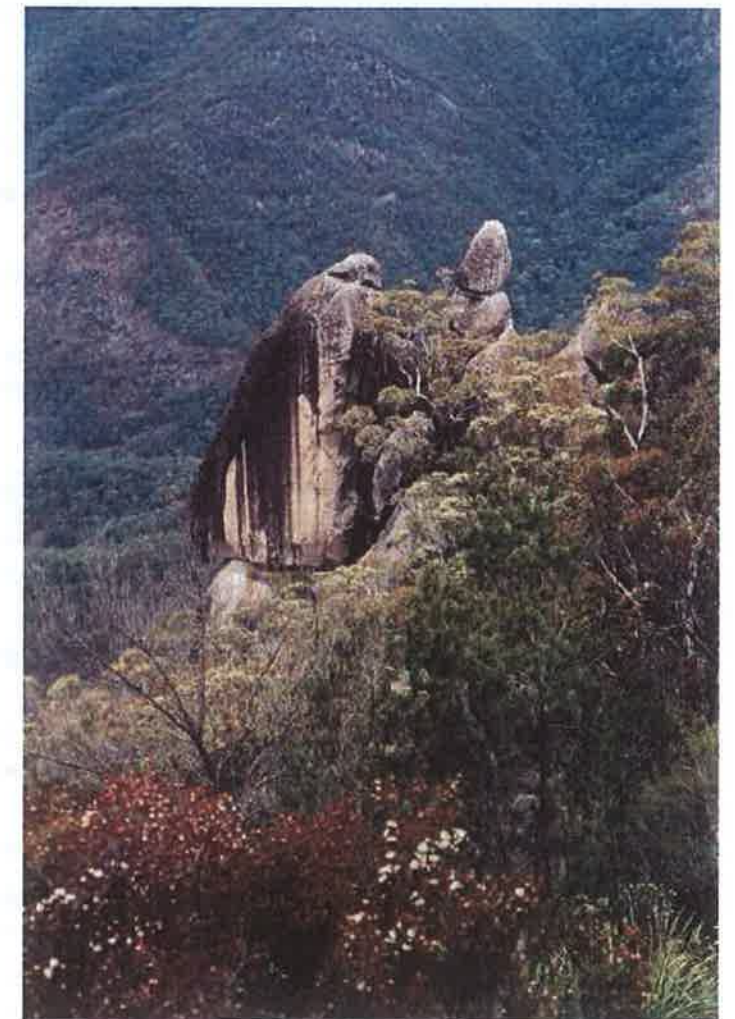
12. Implement strategies to minimise air and noise related impacts

- (a) Develop a register of noise complaints so that continual breaches can be identified and penalised if necessary.
- (b) Enforce and monitor implementation of noise and air controls.
- (c) Educate residents on how to minimise air pollution by the appropriate use of wood heaters.
- (d) Educate residents on the impacts associated with air and noise pollution.

6.2.6 Environmental Hazards

13. Identify bush fire prone lands and minimise bushfire risk

- (a) Identify bushfire prone lands and implement the strategic fire protection zones as contained in Planning for Bushfire Protection.
- (b) Restrict development in bushfire prone areas.
- (c) Provide information on the bushfire regulations covering the LGA.



- (d) In consultation with the Rural Fire Service, develop an Emergency Services Disaster Management and Response Plan.
- (e) Development Control Plans that apply to areas containing bushfire prone land should include provisions addressing the required Performance Standards and Controls on development within bushfire prone areas.

14. Minimise the risk of flood damage to personal property and public infrastructure

- (a) Prepare Floodplain Management Studies and Plans for areas of the Glen Innes Severn LGA, which are currently not mapped.
- (b) Prevent inappropriate development in flood prone areas.
- (c) Reduce the chance of flooding where development exists within a floodplain through flow alteration e.g. levee banks or channel engineering.
- (d) Consideration should be given to the provision of flood-free access throughout the LGA to minimise the isolation of certain communities.
- (e) Establish financial incentives to encourage the relocation of development from flood prone areas.

15. Develop policies to manage salinity

- (a) Identify areas affected by salinity and those potentially affected by salinity.
- (b) In consultation with relevant authorities and stakeholders, develop a Salinity Management Plan for the LGA.
- (c) Develop a DCP that includes provisions on how to manage development on land affected by salinity.
- (d) In areas affected by salinity promote and encourage land uses that will assist to reduce dryland salinity, irrigation-induced salinity and water salinity.
- (e) Educate the community on how to manage salinity.

16. Protect land from contamination and encourage the progressive restoration of contaminated land

- (a) Retain and/or develop a list of sites known to have a history of use that may result in site contamination.
- (b) Encourage industry to identify, assess and remediate land or groundwater that is contaminated due to previous industrial or agricultural activity.
- (c) Ensure that land identified as presenting an unacceptable risk to human health or the environment (including surface and groundwater) is properly assessed and remediated.
- (d) Develop performance-based policies to protect land from contamination.
- (e) Encourage existing potentially contaminating activities or premises to implement a regular monitoring program that will provide an early indication of contamination.
- (f) Maintain a database that records all reported pollution incidents.

17. Manage derelict mines

- (a) Ensure those mines which represent risks to public health and safety are mapped.
- (b) Provide information on Derelict Mines Program to assist in community understanding.

- (c) Work with DI&I to address contamination at derelict mine sites.

6.2.7 Natural Landscape

18. Preserve, conserve and enhance major landscape features

- (a) Identify significant natural and modified landscapes.
- (b) Use planning controls to protect significant natural and modified landscapes.
- (c) Require landscape and visual impact assessment for development in these identified areas.
- (d) Prepare a general performance criteria for inclusion in a DCP relating to scenic quality and visual impact to be applied to all development.
- (e) Develop guidelines for the design and siting of residential dwellings and ancillary buildings, lot sizes, the retention of roadside vegetation, the screening of undesirable elements, the incorporation of buffers to significant environmental communities and the siting of advertising.
- (f) Development should be restricted to below the ridgelines in all areas.
- (g) Urban development should be designed to take advantage of views and scenic amenity. Development should be located and designed so that the visual amenity of significant features and viewpoints is maintained.
- (h) The concept of view sharing should be adopted in planning controls, to ensure that the views of both existing and future residents are protected.

6.2.8 Heritage

19. Promote and enhance the communities awareness of the unique heritage and culture of the Glen Innes Severn Shire LGA

- (a) Undertake a community based heritage study to identify what is important to the community in terms of heritage conservation.
- (b) Increase community awareness and involvement in identifying, protecting and enhancing heritage, especially aboriginal heritage.
- (c) Develop and implement an education program informing the community on the benefits of heritage conservation.
- (d) Continue to provide free heritage advice to residents.
- (e) Encourage landowners to prepare conservation plans for significant items and places.
- (f) Support cultural and tourist activities, which promote rural heritage.

European Heritage

20. Preserve and enhance the unique European heritage and culture of the Glen Innes Severn Shire LGA

- (a) Identify items, landscapes, areas, items and places of European heritage significance in Glen Innes Severn LGA in consultation with the community.
- (b) Create inventories of identified heritage for inclusion in the LEP.
- (c) Provide appropriate protection of these sites in the LEP.
- (d) Prepare a DCP to support the LEP and provide additional detailed guidelines and protection for development in relation to heritage.



- (e) Incorporate decision-making criteria to determine the acceptability of use and development affecting landscapes, areas, places and items of identified heritage significance.
- (f) Ensure that the planning scheme is sufficiently flexible to consider adaptive reuse of heritage places where this would contribute to their survival and ongoing management.
- (g) Review the existing development control plans for villages with identified heritage character, and amend where necessary.
- (h) Develop streetscape protection measures for all villages.

Aboriginal Heritage

21. Preserve and enhance the Aboriginal heritage and culture of the Glen Innes Severn Shire LGA

- (a) Identify the Aboriginal heritage significance of Glen Innes Severn LGA including sites, artefacts and cultural landscapes, in consultation with local Aboriginal groups.
- (b) Collect oral histories with a view to identifying significant places and preserving traditional Aboriginal knowledge as well as contemporary experiences.
- (c) Develop an Aboriginal heritage management plan that identifies significant places and records traditional Aboriginal knowledge.
- (d) Develop provisions that ensure any development likely to threaten Aboriginal relics are preceded by an archaeological investigation to assess the likely impact upon them.



7. Providing Quality Services and Facilities

7.1 Strategies

The Glen Innes Severn LGA comprises of a number of communities with differences in age, lifestyle, income and access to facilities and services. The size and composition of communities change over time in response to a range of factors, principally: economic circumstances and employment opportunities; trends in agricultural, tourism and primary industries; housing availability and affordability; the needs of ageing populations and access to services. These drivers can change a community's needs in terms of the location of community facilities such as schools, and recreational and healthcare facilities. Council's planning scheme can significantly affect the capacity of communities to respond to these changing needs for services and facilities. By developing policies, provisions and zonings that take into account the likely impact of predicted trends, Council can contribute to the creation of liveable environments and healthy communities.

7.1.1 Population Profile

Council's land use policy must be responsive to population trends. Population projections, age profile, rate of household formation, geographic distribution preferences, work patterns and lifestyle expectations all have key implications for planning. This is particularly important in planning for housing, infrastructure and community services. Forward planning is essential where communities are growing to ensure infrastructure and facilities are provided in the most effective ways.

Like many regional areas of NSW, the population of the Glen Innes Severn LGA is currently influenced by several distinct trends. More specifically, the population of the LGA is projected to decline, its age profile is projected to rise and it is predicted that there will be an out flow of young and skilled persons from the LGA. It is expected that the population profile of the LGA will continue to change over the planning period and beyond in terms of age, family structure and the way people live, recreate and work.

It is anticipated that the most significant population change to occur will be the substantial increase in the proportion of people aged 65 and over. Older people need manageable, safe and accessible housing, and many prefer to live in familiar surroundings and close to family. Lack of suitable housing options in rural areas and many conventionally developed residential areas can present older people with difficulties in finding suitable accommodation, frequently necessitating their moving to new or unfamiliar places, with the associated loss of independence. Planning controls can encourage the provision of accommodation suitable for older people. Council can greatly assist families to care for elderly relatives by simplifying the use and development of granny flats or dependant relative units. This is particularly important in rural areas where multiple generations are involved in family farms, where ties to geographical areas are strong, and where options for rehousing are limited. The ageing of our population will increase the demand for support services and communal facilities to allow older people to continue to live independently, as well as for traditional institutional care facilities. Increased flexibility in planning provisions will be required to allow such facilities to be located within and integrated into existing and new developments. Subdivisions that provide for a range of housing types to suit differing needs within the population will also be encouraged.

The out migration of the young skilled and educated population affects the social and economic viability of the LGA. To encourage young, skilled, working age people to stay, the LGA must provide well-located employment in addition to an attractive lifestyle and environment. Hence, this Strategic Plan recognises that young people have particular needs, many of which can be addressed in planning policies. These include providing usable and accessible formal and informal recreation spaces as part of new development and in existing urban areas. Recreational facilities such as skate parks and play facilities should be encouraged by planning controls, ensuring that development provides for alternative modes of transport as many young people rely on public transport, walking and cycling and providing for connectivity in new development and facilities will increase their accessibility to young people and allowing additional temporary accommodation (such as granny flats) in family homes may help provide for the increasing numbers of young people remaining at home to complete their post-school education and to avoid high rents.

7.1.2 Community Services and Facilities

In Glen Innes Severn LGA the majority of community services, including education, health care, religious and other social services, are provided by the state government, non-government organisations and private enterprise, with relatively few community services and facilities, typically community halls and recreational facilities, being provided by Council. Levels and location of services provided are therefore largely determined independently of Council, and land use planning policy must therefore understand and be responsive to the changing needs of service providers to maximise the benefits they bring to our communities.

Providing access to a range of essential health community services and facilities supports and encourages a physically and socially active community. To ensure that facilities, which meet the needs of specific groups are provided Council needs to ensure that all members of the community have access to community centres that have good amenity, are well designed and maintained. Currently the majority of the LGA's community services and facilities are either educational or health related and are focused primarily in the town of Glen Innes. Providing services to more remote parts of the LGA is often difficult and expensive due to lower population densities and dispersed settlement patterns.

To plan effectively for community facilities, the demand in relation to both the number and range of such facilities must be clearly identified. Demand can be determined through the use of population figures, usage patterns of existing facilities, and to a lesser degree benchmark standards for the provision of community facilities. Community consultation also plays a critical role in identifying community expectations and current demand for facilities.

Community services and facilities planning should aim to be accessible to all social groups while acknowledging that thresholds of population in some parts of the LGA are insufficient to support a full range of community services and facilities and that alternative arrangements may be required to ensure access to facilities in some localities.

7.1.3 Public Recreation

Open space plays an important role in providing opportunities for recreation and sporting activities. Quality open space can also provide a visual contrast to the built environment, contribute to a sense of place and provide opportunities for the



conservation of biodiversity.

Various recreational opportunities currently exist throughout the LGA, many of which focus on the natural attributes of the area. There are eight National Parks, a number of nature reserves, state recreation area and several town parks located within the LGA, which provide for recreational activities such as bushwalking and bird watching.

Provision of open space recreational facilities must however be responsive to changing populations. Changes to population numbers and structure may change the recreational requirements of communities. For example with an ageing population there may be a move away from competitive sports to more socially oriented and gentle recreational activities, with associated changes in the demands on particular open space areas. In order to provide for the recreational needs of the current and future population, there is a need to identify any additional recreational facilities that may be required by the community. These additional facilities should cater for the diverse population of the LGA, be equitable and encourage all people to participate.

7.2 Strategic Directions and Actions

7.2.1 Population Profile

1. Support the ageing population of the LGA

- Examine the impact of an ageing population on Glen Innes Severn Council finances (revenue and expenditure) and service provision (infrastructure, community support, health promotion and aged care services).
- Ensure Council policies provide opportunities for the development of retirement villages, nursing homes and similar accommodation, which will induce downstream effects and free up family housing. Sites for aged housing should be integrated within the community and have ready access to transport and other community and human services.
- To provide for aged housing facilitate joint developments between Council, housing providers and community groups.
- Facilitate the effective engagement of older people in local government decision-making processes by fostering relationships with seniors' organisations (in particular organisations that represent the diversity of older people's needs and circumstances, including those of Indigenous Australians and culturally and linguistically diverse groups).
- In areas of settlement expansion consideration must be given to community needs for services including recreational facilities.

2. Develop policies that aim to retain youth within the Glen Innes Severn LGA

- Foster employment opportunities for young adults and offer more traineeship programs, cadetships and apprenticeships.
- Encourage opportunities to develop youth training and education programmes.
- Form a Youth Advisory Committee to the Council.
- Identify young people's 'desired future' for the LGA. This will determine the youth requirements/needs within the Glen Innes Severn LGA and will help to identify current 'gaps' in youth services and facilities.

7.2.2 Community Services and Facilities

3. Locate and design community services and facilities within the Glen Innes Severn LGA to meet the needs of the community and to ensure equitable access

- Examine population and socio-demographic trends and prepare demographic projections to guide government, community and industry in the provision of community facilities and services.
- Prepare a Community Plan to guide the delivery of community services and facilities. The plan should include a community needs assessment and stakeholder consultation. The plan should also set out priorities for the delivery of services and facilities.
- Foster effective partnerships between public, private and community sectors in responding to community needs. Develop collaborative arrangements to provide community facilities and services to areas currently lacking.
- Investigate opportunities to expand existing and/or create additional Council managed community services and facilities (via Section 94 funds, if required).
- Investigate opportunities for mobile health care services to overcome the distance between settlements in the LGA.
- To improve the accessibility of community services and facilities encourage the co-location of such facilities with activity centres and housing.
- Facilitate improved community access and delivery of health and community services and facilities, particularly in areas with disadvantaged communities.

7.2.3 Public Recreation

4. Provide recreational opportunities that respond to the present and future leisure and recreation needs of the changing population

- To provide for future recreational facilities develop an open space/recreation plan for the LGA that identifies guiding principles, priorities, goals and strategies.
- Set aside land for future recreation and ensure that land currently used and earmarked for future recreation is appropriately zoned and protected from incremental development.
- Develop recreation and sporting facilities that are multi-use (including the shared use of school facilities) and which are able to accommodate changing use over time.
- To enhance recreational facilities and to maximise their utilisation, identify any existing facilities that require upgrade work and prioritise this work.
- Develop family orientated recreation events/facilities.
- Ensure that open space and recreation facilities cater for people with special needs, including people of different cultures, ages and/or disabilities.



8. Improving Transport and Infrastructure

8.1 Strategies

The sustainable provision of roads and infrastructure to meet the needs of local communities to foster economic development is a basic function of both local and state government. Access to roads, treatment of effluent, sufficient reticulated water and adequate stormwater disposal are all considerations for the location of development. Through forward planning Council can coordinate the location and type of new development and land use within the LGA, maximising efficiency and ensuring benefit to the community. Limitations of existing networks and limited resources require that Council plan future provision of public infrastructure to ensure the best possible results. This Strategic Plan sets out the principles on which decisions for future provision will be made.

8.1.1 Transport

The accessibility of workplaces, shopping and recreational facilities, and community services contributes to the economic sustainability of the Glen Innes Severn LGA and the quality of life of its residents. Ensuring an effective, safe and efficient transport system is therefore a high priority for Council.

Road Networks

The LGA has a well-established settlement pattern and road network. The continued effectiveness and safety of this network is essential to the lifestyle and economic wellbeing of the Glen Innes Severn LGA. Increasing volumes and types of traffic and the ageing of many roads make maintenance and upgrading a priority for Council.

The LGA's road network is an essential component of the transport system, providing for the movement of people and goods. Transport supply in the Glen Innes Severn LGA is dominated by the use of the private vehicle. Many factors encourage this, including dispersed low-density land uses, lack of traffic congestion, ease of parking and the lack of public transport services.

Road transport also dominates freight movements within the LGA. Given the importance of freight and the absence of rail and air freight links within the area, an adequate road network is essential for ongoing sustainable, regional economic development. The demands placed on these roads are high and the standard of service and maintenance is considerable.

To guide priorities for road usage, maintenance and upgrades, a road hierarchy has been developed. This ensures that Council can provide an acceptable level of maintenance to key routes and ensure that traffic is directed according to road priority. The two major road corridors that run through the area include the New England and Gwydir Highways. The New England Highway meets the Gwydir Highway at Glen Innes and links the LGA with Tenterfield and the Queensland border at Jennings to the north and Guyra, Armidale and Tamworth to the south. The Gwydir Highway links the LGA to the east with Grafton and to the north-west with Inverell, Wyallda, Moree and Collarenebri terminating outside Walgett where it meets the Castlereagh and Kamilaroi Highways.

Due to the high utilisation of the LGA's roads, pressure is placed on the existing network. To enhance the economic development of the LGA and to cater for the efficient movement of vehicles and goods, strategies should be developed that aim to improve and manage the existing and future road network. Land use planning should also consider the location of development on major roads.

Planning controls can also influence the effectiveness of the road network by ensuring that development is located appropriately for its transport needs. It can also ensure that land use and development does not have a detrimental impact on the safety and efficiency of the network. Council will therefore encourage heavy traffic generators to access state roads and priority routes.

Rail Network

Rail in the Glen Innes Severn LGA has experienced gradual decline similar to that experienced in other rural/regional areas, due largely to decreasing levels of capital investment into the network and increasing levels of private car ownership.

The Great Northern Railway Line traverses the Glen Innes Severn LGA in a north-south direction. The line is currently disused and is not maintained. At present people can access rail services to and from Sydney via a bus service to Armidale. A daily rail service runs from Armidale to Sydney each morning, and from Sydney to Armidale each evening.

Train services are particularly important to people who have very few long distance travel options, such as the elderly and the young. However, given the age of the line and the lack of recent maintenance, considerable effort and capital would be required to reintroduce rail services to the LGA. Consequently, it is unlikely that the disused line will be reopened in the near to distant future. Strategies should acknowledge the historical importance of the railway network to the LGA, whilst recognising the current constraints to reopening the Great Northern line.

Air

Air transport is important in terms of providing linkages to health, business, government and professional services, particularly in metropolitan areas. Currently no commercial air services are available from the Glen Innes Airport, which is now classified as non-operational. The airport does, however, provide for other services such as agricultural transport and the transport of time critical and medical freight. Several factors currently constrain airport operations including the structural capacity of the airport and the strength of the runway.

Strategies should recognise the opportunities that future airport activities could provide for the growth of the local economy, whilst acknowledging and addressing the current constraints to operations.

8.1.2 Infrastructure

The Glen Innes Severn Council is the primary provider of urban infrastructure services including water reticulation, sewage reticulation and treatment, stormwater collection and disposal, and waste collection and disposal. These services are provided primarily to towns, villages and rural centres, and generally not to outlying or rural areas. Settlements within the LGA vary considerably in age, character and service provision. Individual streets can also vary in the standards of services that have been provided. These differences reflect differing historical standards and the various maintenance



works conducted by Council over time.

8.1.3 New Urban Infrastructure

Developers or subdividers are required to provide the necessary infrastructure to connect new developments into existing council systems. Council subsequently assumes responsibility for the maintenance of the new infrastructure. It is important that urban development and subdivision infrastructure meet specified standards in relation to water supply, sewerage disposal, electricity and telecommunications to ensure that communities are provided with acceptable and equitable levels of service and to minimise the costs to Council of ongoing maintenance.

8.1.4 Water

The pattern and rate of future development within the Glen Innes Severn LGA is affected by the provision and timing of water infrastructure. The only parts of the LGA that are serviced by a reticulated water system are Glen Innes and Deepwater. Water is supplied to Glen Innes and Deepwater from Beardy Dam and the Severn River respectively. Due to the small available storage capacity, water supply is sometimes restricted throughout the LGA, which may be an impediment to future growth.

A secure and reliable water supply is required to meet the basic needs of the community and to foster future economic development within the LGA. How efficiently the community uses and manages its water resources should also be addressed.

8.1.5 Sewer

Glen Innes and Deepwater are the only settlements within the LGA that are currently serviced by a reticulated sewerage system. A significant proportion of properties throughout the LGA still have onsite septic systems. Many of these are located in the rural areas of the LGA, where the cost of providing conventional sewerage schemes is relatively high due to small and dispersed settlement patterns.

Strategies for the future provision of sewer or effluent disposal systems should focus on ensuring that appropriate services, which meet health, safety and environmental requirements, are provided to all areas of the LGA. Strategies should also acknowledge the potential environmental impacts of inefficiently treated wastewater being discharged into sensitive environmental areas.

8.1.6 Stormwater

The management of stormwater is an important issue for the Glen Innes Severn LGA. As the LGA has developed impervious surfaces have increased and resulted in increased volumes of stormwater. Without appropriate stormwater management the degradation of natural ecosystems can occur allowing stormwater to become a conduit for the transport of sediments, pollutants and nutrients to receiving waters. To effectively manage stormwater, strategies should focus on reducing pollutant loads and the retention of stormwater at its source. Adequate stormwater infrastructure should also be provided.

8.1.7 Electricity

Electricity supply is vitally important for the day-to-day functioning of the Glen Innes Severn LGA. Country Energy currently supplies electricity to the LGA. The future economic growth of the LGA requires a secure, cost-effective and efficient supply of

electricity. Strategies should focus on meeting the electricity needs of the current and future population, whilst providing for future economic growth.

8.1.8 Telecommunications

Telecommunications increasingly determines the way we live and work. The range of telecommunications is particularly important for economic and social participation in our society. Telecommunications services and their uses continue to expand every year.

Telecommunication services vary throughout the Glen Innes Severn LGA, with more restricted services being available to certain parts of the LGA. The provision and upgrading of services to these areas may be restricted by costs and the commercial returns available.

For the Glen Innes Severn LGA to enhance and further develop its economic position it is essential that telecommunication infrastructure is upgraded and services are provided at a reasonable price. The LGA should continue to assess the needs of the community and industry as a basis for establishing telecommunication infrastructure and services.

8.1.9 Waste Management

The increasing quantity and complexity of waste needs careful planning in the Glen Innes Severn LGA. To minimise environmental impact and to safeguard public health and safety the storage, collection, transport and disposal of waste requires high standards. The overall reduction of waste is also essential for the LGA, where waste treatment and disposal should be viewed as the least preferred methods of waste management. The ability of the LGA to support different waste services is influenced by factors such as the size of the rate base, location and distribution of households and transport costs. Glen Innes Severn Council currently operates four waste disposal sites across the LGA. These disposal sites accept only solid waste and physically or chemically fixed, treated or processed waste.

Strategies should aim to provide a comprehensive, integrated approach to the management of solid waste within the LGA that minimises and avoids adverse impacts on the environment and the community, and promotes sustainable waste management practices.

8.2 Strategic Directions and Actions

8.2.1 Road Networks

1. Ensure that road conditions are maintained to an appropriate standard as a result of the new and changing priorities

- Undertake detailed feasibility investigations into road improvement options.
- Undertake cost/benefit analysis between various road improvement options.



2. To ensure safe and convenient vehicular movements maintain a functional hierarchy of road types throughout the LGA

- (a) Where possible segregate residential and non-residential traffic.
- (b) To minimise through-traffic, reduce speeds and provide a safe and attractive residential environment, ensure that residential subdivisions provide a clear road hierarchy, where appropriate.
- (c) Make provision for future road links as part of development approvals.
- (d) Minimise the number of direct access points to maintain the efficiency and integrity of major roads.
- (e) Provide ready controlled access to the arterial road system.
- (f) Control intersections at a level commensurate with their carrying capacity.
- (g) Utilise physical separation, alternative land uses, or an appropriate zoning to establish buffers between major arterial roads and residential areas.
- (h) Ensure future developments are designed such that road traffic noise from classified roads is mitigated in accordance with DEC's *Environmental Criteria for Road Traffic Noise*.
- (i) Ensure Part 5, Clause 30 of Standard LEP template is included in proposed LEP.
- (j) Adopt the following road hierarchy for the Glen Innes Severn LGA, as adopted from RTA guidelines;

Arterial Roads	New England Highway
	Gwydir Highway
Sub Arterial Roads	Wellington Vale Road
	Emmaville Road
Local Roads	All other roads in the LGA

3. Ensure the safe and efficient movement of people

- (a) Undertake regular road safety audits and develop a response program to implement safety improvements in order to minimise the incidence of accidents.
- (b) Ensure that the design of future roads, subdivisions, boundary realignments, and developments make safety of the existing road infrastructure a priority, including incorporating new technology.

4. To provide for ongoing sustainable economic regional development ensure that the road network is efficient and competitive

- (a) Investigate the possibility of a priority system for sealing any unsealed roads throughout the LGA.
- (b) Investigate, through RTA grants, the possibility of upgrading timber bridges throughout the LGA to provide for improved access for cross-regional trips.
- (c) Target improvements that reduce the cost of road transport.
- (d) To understand likely future directions and priorities of the freight industry set up a working group with the industry.
- (e) Encourage the development of handling and processing facilities in areas that

reduce the demand for freight movement.

- (f) Locate compatible land uses and development adjacent to freight routes to facilitate freight movement while minimising the impact on the community and the environment.

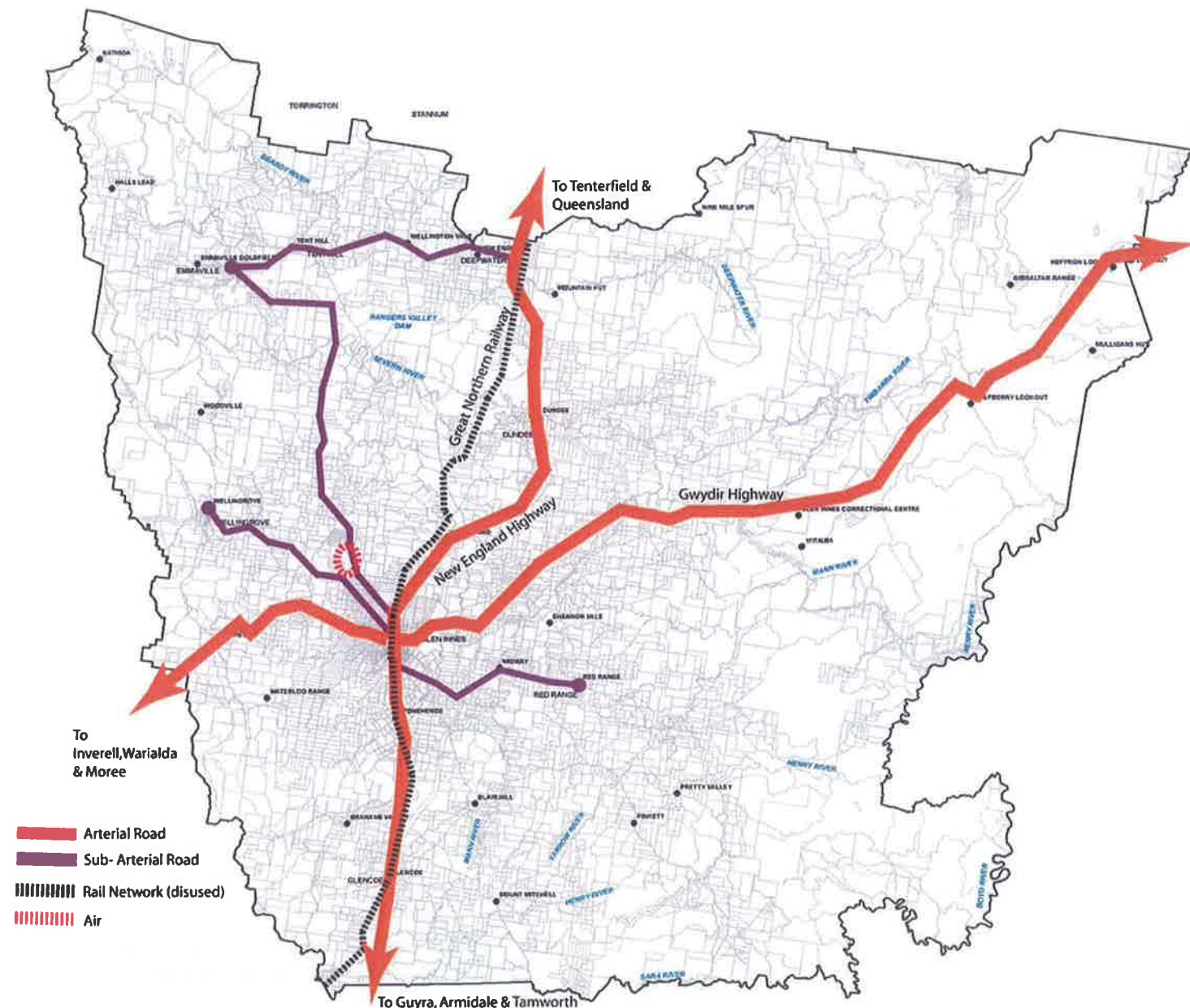


Figure 8.1: Transport Network

8.2.2 Rail Network

5. Ensure that land use planning protects the existing railway network

- (a) To protect the existing rail corridor, the corridor should be zoned SP2 Infrastructure under the new LEP.

6. Investigate/promote economic opportunities for the LGA provided by the rail network

- (a) Investigate and encourage the development of a tourist train service between Glen Innes and Armidale on the Great Northern Line that will take advantage of and showcase the attributes of the LGA.
- (b) Alternatively, investigate and encourage the development of a tourist train service to operate solely within the LGA on the Great Northern Line that will take advantage of and showcase the attributes of the LGA.
- (c) Investigate the opportunity to establish a freight rail route from Glen Innes to Grafton, which will meet the major north-south rail corridor.

7. Enable the Glen Innes Airport to be operational

- (a) Investigate the possibility of upgrading the lighting system and structural capacity of the airport to enable larger (more commercially viable) aircraft such as the Dash 8 (36 seats) to use the airport.
- (b) Investigate opportunities to introduce new service providers.
- (c) Investigate and promote the use of air transport for time-critical or high value freight, particularly to Brisbane/Queensland.
- (d) Encourage growth in aviation support industries such as maintenance and servicing as well as agricultural related services.
- (e) Examine the possibility of expanding the airport to allow for the development of an airpark, which could include things such as aerodrome accommodation, related industrial support activities and flight training centre.

8. Ensure land use policies allow and enhance the efficient operation of future airport activities, while minimising its impacts on surrounding communities.

- (a) Zone the airport land (which is currently 1 (a) General Rural) as SP1 Special Activities Airport.
- (b) Prepare an Airport Master Plan.
- (c) Future airport operations should be protected through the application of restrictions on building height, materials and lighting to land adjoining airport operations.
- (d) Any new airport related development must include WSUD principles including effluent reuse and stormwater harvesting.
- (e) A buffer zone around the airport should be established to ensure that incompatible land uses do not impact upon the function of the airport.

8.2.3 New Urban Infrastructure

9. New urban development must be provided with appropriate levels of residential services

- (a) The minimum standards for urban infrastructure should be incorporated into the scheme and a schedule on development standards.
- (b) Urban development will not be encouraged in areas where the minimum standards cannot be achieved.

8.2.4 Water

10. Ensure that an adequate water supply is available to meet community needs and foster economic development

- (a) Base the expansion of settlements within the LGA on potential water availability and quality.
- (b) Investigate opportunities to augment the existing water supply to increase capacity.
- (c) Encourage private investment in alternative water supply and harvesting.
- (d) To reduce demand on potable water supplies investigate the use of recycled water.

11. Manage the demand for and the consumption of the water supply

- (a) Develop community and industry education programs that focus on water management and demand management issues.
- (b) Enforce the requirements of BASIX.
- (c) Develop a water management policy that encourages all new development to adopt sustainable water management strategies.

8.2.5 Sewer

12. Provide all residential communities with access to appropriate, safe, effective and environmentally sustainable sewerage collection, disposal and treatment

- (a) Base the expansion of towns and settlements on the availability of reticulated sewer services or sustainable on-site disposal methods.
- (b) Develop a policy that will require all new development to connect to Council's reticulated sewerage system where practicable, or to provide a suitable on-site disposal system that meets the relevant health and environmental guidelines and regulations.
- (c) Review the performance of existing septic tanks and unsewered urban and rural residential areas to identify potential environmental and social problems, and develop appropriate strategies to alleviate these conditions on a priority basis.
- (d) Educate the community about the maintenance of septic systems.
- (e) Require the regular monitoring of septic tanks to ensure that they continue to function correctly. The frequency of monitoring should be based on distance from sensitive environments.



- (f) Retain the requirement for lots to be greater than 1,000 square metres for the purposes of on-site septic disposal.
- (g) Review the environmental and health performance of existing sewerage treatment plants and industry discharges, and facilitate improved performance and accountability where appropriate.
- (h) Encourage the use of 'best practice' standards for the planning, design and operation of sewerage collection, transport, treatment, disposal and re-use schemes, including compliance with State and regional environmental standards and regulations.
- (i) Investigate funding provided under National and State programs to assist in providing or upgrading community sewerage schemes and/or sewerage treatment plants to comply with DEC requirements.
- (j) Establish a buffer of at least 400 metres around existing and future sewerage treatment plants within the LGA, as per the Department of Planning's (formerly DUAP, Circular E3) advice.
- (k) Lobby State Government to provide Emmaville with a reticulated sewer system under the Country Towns Water Supply and Sewerage Program.
- (l) Incorporate consideration of whole-of-catchment and cumulative impact assessments in consideration of sewerage reticulation, treatment and disposal projects.
- (m) Investigate effluent reuse opportunities across the LGA.

8.2.6 Stormwater

13 Manage and reduce stormwater

- (a) Identify any problems with the existing drainage system, including adverse impacts on natural waterways and environmental values.
- (b) Develop and adopt 'best practice' guidelines based on water sensitive urban design (WSUD) principles for the provision and operation of urban stormwater systems.
- (c) Incorporate consideration of stormwater systems into development assessment decisions.
- (d) Work with and consult the Catchment Management Authority to address stormwater runoff in rural areas.
- (e) Develop and implement appropriate stormwater guidelines and practices for land use activities likely to give rise to stormwater runoff problems.
- (f) Implement a water quality monitoring program to assess and report on the effectiveness of stormwater management strategies.
- (g) Investigate grants available for certain stormwater projects under the NSW Government's Urban Sustainability Program.
- (h) To fund long-term stormwater projects throughout the LGA. Investigate opportunities for raising a stormwater management service charge.
- (i) Investigate opportunities to utilise stormwater runoff as an alternative water

resource for meeting urban, agriculture and industry water demands.

- (j) To filter pollution from stormwater before it reaches waterways install stormwater pollution traps in appropriate places throughout the LGA and regularly clean out any existing traps.

14 Promote opportunities for, and the benefits of, reducing stormwater

- (a) Develop, implement and maintain public awareness of best practice in stormwater management.
- (b) Educate Council operational, planning, engineering and environmental staff on the appropriate management of stormwater.

8.2.7 Electricity

15 Ensure that the electricity needs of the LGA are met in a cost-effective, secure, equitable and timely manner

- (a) In order to maintain a safe and secure power supply, sufficient to meet current and future consumer demands at an equitable cost, continue to monitor and review the security and capacity of electricity supply to the LGA.
- (b) Review Council's energy consumption and implement reduction strategies where appropriate.
- (c) Reduce energy demand by enforcing the requirements of BASIX.
- (d) Educate the community about how to conserve energy.
- (e) Develop an energy efficiency policy that encourages all new development to adopt sustainable energy management strategies.

16 Plan for current and future electricity infrastructure

- (a) Develop strategies with Country Energy/Transgrid to protect existing and future electricity corridors.
- (b) Support the continued development and implementation of 'best practice' guidelines for location, construction and maintenance of electricity lines and facilities.
- (c) In consultation with Country Energy/Transgrid, develop guidelines and procedures for improving separation of urban/residential developments and other non-compatible land uses from existing and future high voltage power lines and major electricity installations.

17 Provide for and encourage opportunities to develop viable and sustainable alternative energy systems in the LGA

- (a) Investigate and promote the use of renewable energy sources such as wind farms, solar, biofuels and other forms of renewable energy supply.
- (b) Support and facilitate increased use of renewable energy systems for providing or supplementing domestic and commercial electricity supplies.



8.2.8 Telecommunications

18. Ensure that an appropriate level of access to telecommunication services is provided to the LGA

- (a) Review existing telecommunication infrastructure within the sub-region and identify potential constraints and future needs.
- (b) Raise industry awareness and knowledge of the opportunities provided by the existing and emerging telecommunication services.
- (c) Coordinate/assist stakeholders to lobby Telstra and Optus and the NSW Department of Commerce to improve existing broadband services and mobile phone coverage across the sub-region.
- (d) Protect existing telecommunications infrastructure from potential adverse development.

8.2.9 Waste

19 Minimise waste through a range of approaches including avoidance, reduction, recycling, re-use and recovery of materials

- (a) Prepare a Waste Management Strategy.
- (b) Provide kerbside recycling services to the LGA, where commercially feasible.
- (c) Establish recycling targets and monitor and report on performances in meeting these targets.
- (d) Support recycling drop-off centres and reuse and repair services.
- (e) Promote a zero-waste to landfill approach by encouraging both a shift from waste disposal to resource recovery, and avoidance and reduction of waste materials produced.
- (f) Encourage and promote composting as a means of reducing green waste disposed to landfill.
- (g) Investigate new markets and strategies for the re-use of specific materials including waste oil, waste tyres, organic waste and demolition waste.
- (h) Develop incentive schemes to encourage waste minimisation.
- (i) To avoid or minimise waste creation encourage the use of life-cycle analysis and cleaner production processes at all levels of the production and distribution chain.
- (j) Review charging regimes for disposal of wastes to landfills in order to reflect the true long term costs of operating and maintaining landfill sites, and to encourage maximisation of diversion of recyclable materials from landfills.

20 Ensure that landfills are appropriately sited and managed to minimise harm to the environment, public health and community values

- (a) Establish processes for the ongoing auditing and monitoring of the performance of existing and future landfills, including post closure monitoring.
- (b) Progressively upgrade or close landfills which are environmentally unacceptable, having regard to the requirements of the *Protection of the Environment Operations Act* (POEO) and other relevant legislation and standards.

- (c) Investigate opportunities to access State funding programs to assist in upgrading existing landfill sites to comply with DEC requirements.
- (d) Develop guidelines and performance criteria, for the siting, design, operation and management of new and existing landfills, based on meeting DEC requirements, achievement of industry best practice and incorporating regional environmental and climatic conditions.
- (e) Buffers around existing and future waste facilities should be established to assist with the control of potential noise, odour and traffic impacts. The size of the buffer should be considered in the context of individual site requirements.

21 Manage industrial, commercial and household waste

- (a) Investigate opportunities to reduce the cost of collecting and disposing waste.
- (b) Facilitate the extension of kerbside collection services to areas currently not serviced, where commercially viable and requested by the community.
- (c) Reduce the discharge of industrial waste into the sewerage system.
- (d) Ensure that government and industry manage listed wastes effectively and efficiently and that such wastes are transported safely and efficiently to protect the community and the environment.
- (e) Collect and treat hazardous household and agricultural chemicals.
- (f) Support and facilitate the development and implementation of specific industry waste management strategies relevant to the LGA's industries e.g. tourism and agriculture.

22. Achieve commitment and involvement of government, industry and the community in improving waste management practices

- (a) To improve public awareness and participation in waste management processes develop a coordinated ongoing community information and awareness program.
- (b) Provide mechanisms to involve the community and the waste management industry in waste management planning processes.



9. Implementation and Monitoring

The success of the Strategy in meeting the objectives and vision for the Glen Innes Severn LGA will depend on the on-going commitment of Council in engaging the community and government agencies.

9.1 Strategic Implementation

Various actions contained in this Strategy require further strategic attention by Council and other stakeholders, and are not necessarily associated with the LEP/DCP framework or related land use planning decisions. These are also important in achieving the vision and objectives identified in this Strategy. The Strategy should be regularly reviewed incorporating changes in the circumstances affecting the future of the LGA. Council is committed to on-going involvement of the community and stakeholders in land use planning decisions.

This document proposes a range of strategic directions and actions that respond to the issues identified during the preparation of the Strategy. These directions and actions will guide Council's decisions relating to:

- ▮ Non-statutory support for initiatives undertaken by other organisations and individuals;
- ▮ The establishment of formal arrangements, agreements and intergovernmental responsibilities for future decision making;
- ▮ Liaison with external parties to improve land use planning, development and management;
- ▮ Council's ongoing programs relating to infrastructure and service provision, and the;
- ▮ Delivery of economic and social services;
- ▮ Council's ongoing program of internal strategic planning;
- ▮ Council's ongoing program of introducing or improving specific policies and guidelines; and
- ▮ Existing statutory responsibilities, including applications for development and subdivision approval.

9.2 Statutory Implementation

The strategic directions specified in this Strategy are translated into statutory provisions through the development of an LEP and subsequent DCP framework. The LEPs and DCPs provide the means of ensuring that the development within the Glen Innes Severn LGA is consistent with the long-term land use vision and objectives identified for the LGA.

This Strategy identifies key actions, recommendations and associated reference documents to be considered when assessing development applications for development and subdivision approval and proposals to rezone land. In the event that there are inconsistencies between reference documents and this Strategy, detailed recommendations of reference documents should only be implemented if the broad directions of the Strategy can be achieved.

9.2.1 Local Environmental Plans

The New South Wales Government has recently introduced a range of reforms to the *Environmental Planning and Assessment Act 1979*; one of which requires each local government area within NSW to prepare a new comprehensive Local Environmental Plan in accordance with the Standard Instrument for Local Environmental Plans that took effect on 31 March 2006.

The major initiative of the reform package is to develop a unified system for the delivery of land use controls by enabling all mandatory requirements for development to be identifiable by reviewing local environmental plans. The application of a common LEP template, common planning provisions, common definitions and common zones will provide a robust structure to give effect to regional strategies. It provides a framework within which each LEP asserts a leading role in environmental planning and management.

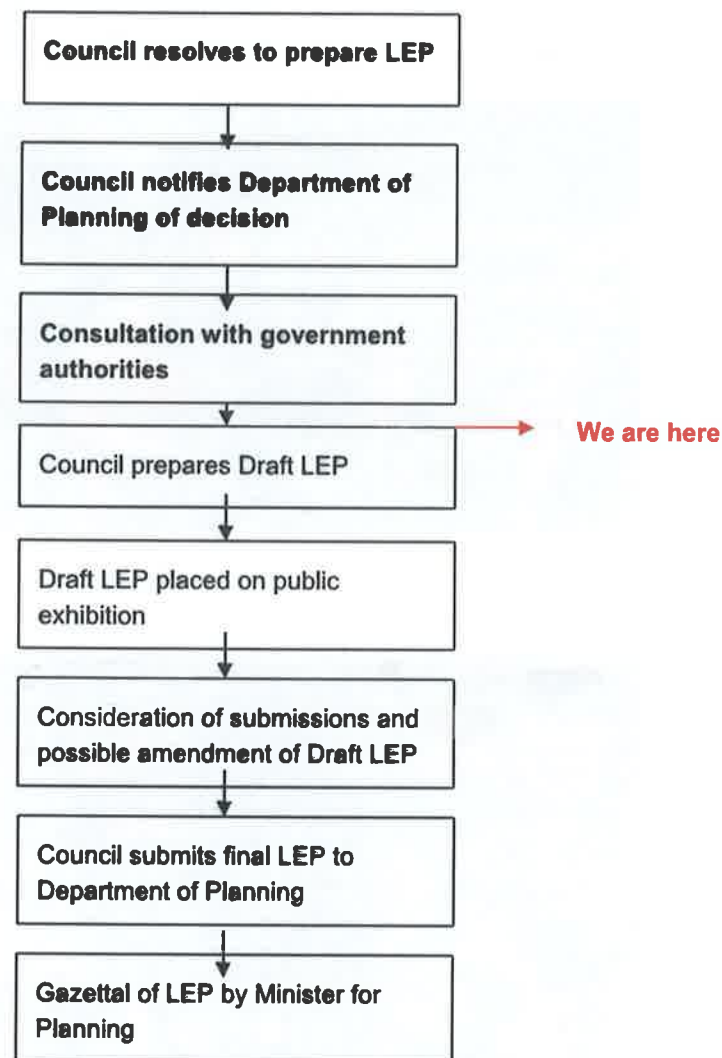
In response to these reforms and recommendations from the Local Environmental Study, a new LEP is required for the LGA to accommodate recent changes in planning practice, and new economic, social and environmental pressures. Therefore, a new Local Environmental Plan for the Glen Innes Severn LGA will be prepared, that will be consistent with the Standard Instrument.

The draft Local Environmental Plan will implement the Strategy and in particular will set out the development potential and key planning principles for development of the area. Based on the Standard Instrument, the draft LEP will do the following:

- ▮ Rezone land to reflect the strategic actions. A range of new zones (based on the Standard Instrument for LEPs) will be included such as rural, residential, business, industrial, special purpose, recreation and environment protection zones;
- ▮ Identify appropriate land uses which may be carried out within each zone;
- ▮ Stipulate subdivision and density controls;
- ▮ Identify and protect items of heritage significance, and
- ▮ Introduce measures to ensure protection of sensitive environmental areas.

The major steps involved in the preparation of the LEP are set out below.

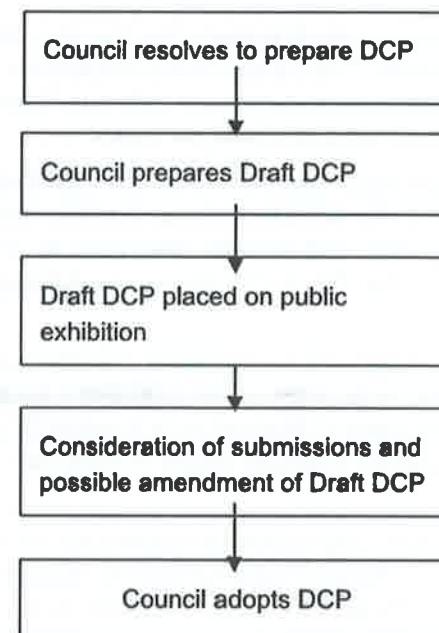




9.2.2 Comprehensive Development Control Plan

On 30 September 2005, the *Environmental Planning and Assessment (EP&A) Amendment (Infrastructure and Other Planning Reform) Act 2005* (the Reform Act) commenced. The Reform Act includes changes to Part 3 of the EP&A Act 1979. The Reform Act contains a number of new provisions that require that only one Development Control Plan (DCP) apply to any site. It is therefore recommended that preparation of a comprehensive DCP should follow the preparation of the new LEP for the Glen Innes Severn LGA.

The DCP should be a single document, which contains guidelines of detailed provisions on all aspects of development. The DCP should supplement the provisions of the LEP and provide detailed design controls for residential, rural and industrial development as well as development of a heritage item or within a conservation area. The DCP should adopt a "performance based" approach to development control, focusing on development design outcomes as well as providing minimum standards for different types of development. This approach allows flexibility and innovation in design whilst ensuring development meets key site planning and design objectives. The major steps involved in the preparation of a DCP are set out below.



9.2.3 Area Character Statements

It has been recognised that Area Character Statements are needed for Glen Innes, Emmaville and Deepwater. The statements should reflect and encompass desired qualities of the rural villages, with community acceptance. These statements will form the basis for any future development in accordance with the 'desired' character of each locality. The locality statements should be used in conjunction with the draft LEP and incorporated into the comprehensive DCP

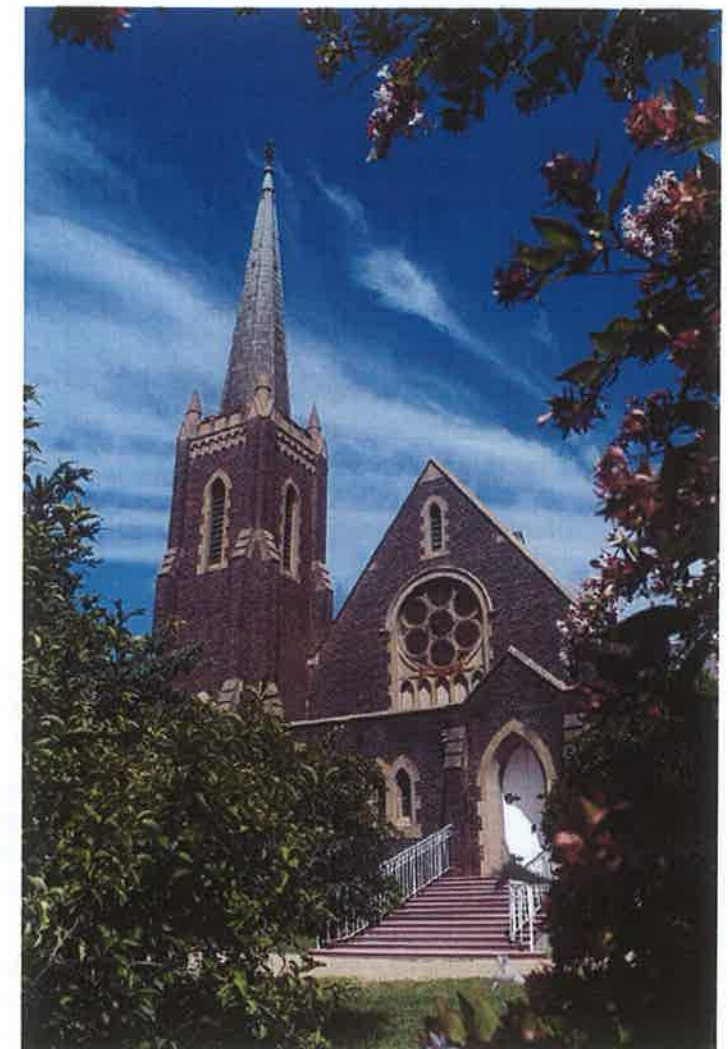
9.3 Staging

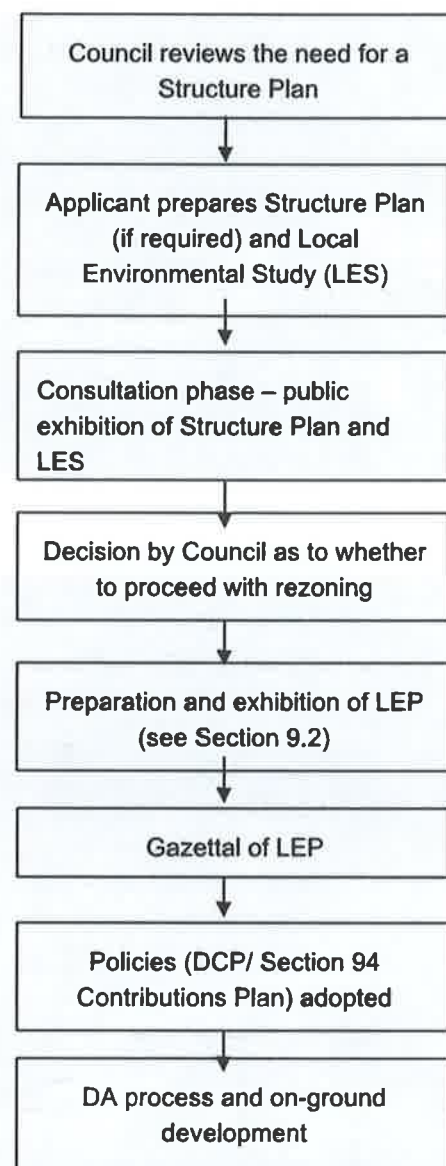
Council will determine the timing and staging of Glen Innes Severn planning controls. It involves balancing the objectives of the Environmental Planning and Assessment Act, overall Strategic Planning objectives for the LGA and the competition and choice in the market place. Opportunities for public involvement will occur during the preparation of a environmental studies for each growth area and the introduction of new development controls.

9.3.1 Process for rezoning of areas

The Strategy has identified a number of areas that are suitable for infill development and as investigation areas. As the Strategy only sets out broad strategic directions for development, in many cases further investigation will be required of those areas identified for future development in order to ascertain their suitability for that development.

The process by which the identified investigation areas are implemented is as follows:





Structure Plans

The Planning reform legislation replaces masterplans with DCP and staged DA's. It allows an environmental planning instrument to require that a DCP should be prepared by, or on behalf, of an owner of land before development may occur.

The preparation of a structure plan will be necessary in some investigation areas either due to the range of issues, the number of landowners and/or the need for increased community consultation prior to rezoning and development occurring. A DCP may also be deemed to be necessary for other investigation areas as the implementation of the Strategy progresses.

A structure plan is essentially a broad planning study of an area to provide planning principles and direction for a whole investigation area or planning locality. The contents of the structure plan will vary depending on each site but might include coordinated transport planning, water and sewer infrastructure planning, guidelines for development density, community service planning and/ or environmental outcomes. The structure plan will generally be undertaken up-front, prior to more detailed investigations for the land in question to set a broad planning framework.

The importance of the structure plan is to ensure that planning does not take place in an ad-hoc, piecemeal fashion. The process involves landowners, Council and other relevant government agencies to produce a plan, with input from the community to form the basis of land use decisions for a particular locality.

In instances where multiple landowners are involved, the initial coordination may need to be carried out by Council. For example, it may be necessary that Council facilitate a workshop of interested parties and/ or assist landowners to determine a fair and equitable system of distributing the cost of studies and planning between affected parties.

Council's role could also be related to the preparation of studies relevant to Section 94 of the EP&A Act in relation to developer contributions. This could include studies to determine the appropriate types of development in a locality (e.g. residential, open space, neighbourhood facilities or studies related to traffic planning, drainage and cycleways).

Council may also play a role in coordinating consultation with the community and the exhibition of plans. The distribution of costs for Council's involvement will need to be considered on a case-by-case basis by Council. However, as a general principle, the cost of undertaking master planning should wherever possible be distributed between landowners who stand to gain from the expected outcomes of the master planning, bearing in mind that there are no guarantees regarding the outcomes of this process.

Any costs incurred by Council in preparing the structure plan will be recouped through increased fees (such as rezoning fees) or as part of a Section 94 Contributions Plan.

Local Environmental Studies

Prior to any urban development occurring in the Investigation Areas, a local environmental study (LES) would be required to be carried out.

Whilst Council will retain control of the LEP and DCP process, proponents of the rezoning proposals will be required to fund all necessary studies, including the LES. The NSW Department of Planning is the lead State Government agency involved in the rezoning process.

The process of investigation will be required to be undertaken holistically, irrespective of the size of an area that is proposed to be rezoned. Council will expect that the design of the area proposed for rezoning will be considered in the context of any structure plan including consideration of future development patterns, constraints and sequencing to ensure that successive developments are not fragmented and uncoordinated.

The LES would investigate such matters as follows:

- Traffic generation and the standard of the road surface for the anticipated increase in vehicular movements;
- Ecological investigations to identify the presence of any species listed under the provisions of the *Environment Protection and Biodiversity Conservation Act 1999*, *Threatened Species Conservation Act 1995* and *Fisheries Management Act 1994*;
- Drainage investigations to identify the 1% AEP flood;
- Bushfire risk. An assessment will have to be carried out of the potential bushfire risk to the land. Reference should be made to the recently published *Planning for Bushfire Protection* document.



- ▮ Effluent Disposal Study to identify the most efficient means of disposing of domestic effluent on the site. This will need to be done in accordance with the NSW Government *Environment and Health Protection Guidelines – On-site Effluent Management for Single Households*, published in 1998.
- ▮ Scenic and landscape analysis of the area to identify the important landscape features.
- ▮ The staging of the release of land to ensure that it occurs in a timely and efficient manner.
- ▮ Protection and management of riparian zones.
- ▮ Flooding and access.
- ▮ Staging for the release of the land.
- ▮ The preparation of DCPs to highlight the overall subdivision pattern and the ways that it will blend into the landscape.

9.4 Development Applications

In their role as the consent authority for development applications within the LGA, Council also has an ongoing role in the implementation of the Strategy through the development assessment process.

The Council when determining development applications for development within the LGA should take the vision, principles, strategies and actions of this Strategy into consideration.

9.5 Section 117 Directions

Section 117 of the EP&A Act enables the Minister for Planning (the Minister) to direct a Council to exercise functions relating to planning and land use. The relevant Ministerial directions and implications for the preparation of both the Strategy and the LEP that will flow from it are summarised below.

Relevant Section 117(2) Direction	Objectives/ Requirements	Comment/Reference
1.1 Business and Industrial Zones	The objectives of this direction are to encourage employment growth in suitable locations, protect employment land in business and industrial zones, and support the viability of identified strategic centres.	The Strategy is consistent with this direction.
1.2 Rural Zones	To protect the agricultural production value of rural land.	The Strategy is consistent with this direction.
1.3 Mining, Petroleum Production and Extractive Industries	The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	The Strategy is consistent with this direction.

Relevant Section 117(2) Direction	Objectives/ Requirements	Comment/Reference
1.5 Rural Lands	The objectives of this direction are to protect the agricultural production value of rural land, facilitate the orderly and economic development of rural lands for rural and related purposes.	The Strategy is consistent with this direction.
2.1 Environmental Protection Zones	To protect and conserve environmentally sensitive areas.	The Strategy has identified all environmentally sensitive land. It is proposed to zone such land Environmental Protection.
2.3 Heritage Conservation	To conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	The Strategy is consistent with this direction.
2.4 Recreation Vehicle Areas	Protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	The Strategy is consistent with this direction.
3.1 Residential Zones	To encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environment and resource lands.	The Strategy is consistent with this direction.
3.2 Caravan Parks and Manufactured Home Estates	To provide for a variety of housing types, and provide opportunities for caravan parks and manufactured home estates	The Strategy is consistent with this direction.
3.3 Home Occupations	Encourage the carrying out of low-impact small businesses in dwelling houses.	The Strategy is consistent with this direction.

Relevant Section 117(2) Direction	Objectives/ Requirements	Comment/Reference
3.4 Integrating Land Use and Transport	<p>The objectives of this direction are to:</p> <p>(a) improve access to housing, jobs and services by walking, cycling and public transport, and</p> <p>(b) increase the choice of available transport and reducing dependence on cars, and</p> <p>(c) reduce travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and</p> <p>(e) provide for the efficient movement of freight.</p>	The Strategy is consistent with this direction.
3.5 Development Near Licensed Aerodromes	<p>The objectives of this direction are to:</p> <p>(a) to ensure the effective and safe operation of aerodromes, and</p> <p>(b) to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and</p> <p>(c) to ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</p>	Not Applicable.
4.2 Mine Subsidence and Unstable Land	Prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	The Strategy is consistent with this direction.
4.3 Flood Prone Land	<p>The objectives of this direction are to:</p> <p>(a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</p> <p>(b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</p>	The Strategy is consistent with this direction.

Relevant Section 117(2) Direction	Objectives/ Requirements	Comment/Reference
4.4 Planning for Bushfire Protection	<p>The objectives of this direction are to:</p> <p>(a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</p> <p>(b) to encourage sound management of bush fire prone areas.</p>	The Strategy is consistent with this direction.
6.1 Approval and Referral Requirements	Ensure that LEP provisions encourage the efficient and appropriate assessment of development.	The Strategy is consistent with this direction.
6.2 Reserving Land for Public Purposes	<p>The objectives of this direction are to:</p> <p>(a) to facilitate the provision of public services and facilities by reserving land for public purposes, and</p> <p>(b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</p>	The Strategy is consistent with this direction.
6.3 Site Specific Provisions	Discourage unnecessarily restrictive site specific planning controls.	The Strategy is consistent with this direction.

9.6 Monitoring and Review

While the Strategy provides a vision for the Glen Innes Severn LGA to 2031, it is inevitable that the opportunities and constraints affecting the area will change over time. As the vision and actions arising from this Strategy must be responsive to this change, they should be reviewed regularly to ensure that the Strategy remains current. This review process will also provide for continued community involvement in the development of the Glen Innes Severn LGA.

Monitoring of the actions outlined in this Strategy will be undertaken annually to determine completion or continued compliance. Review of this Strategy will be undertaken every three to five years to ensure the issues covered in the Strategy are still current and comply with State Government initiatives. The key indicators for the monitoring and review of the Strategy include, but are not limited to the following.

- Social considerations, for example, the changing views/and or attitudes of the community. These views will ultimately influence and alter the vision for the Glen Innes Severn LGA and the guiding principles, as outlined in this Strategy.
- Economic considerations, for example, market deregulation, globalisation, restructuring of the agricultural industry, and market fluctuations e.g. commodity markets all have the potential to affect the identified strategies and actions.
- Environmental considerations, for example, any changes in environmental factors (e.g. changes in climatic conditions such as drought) that may affect the strategies



and actions identified.

- ▮ Federal, State and Local Government documents/policies may also affect the identified strategies and actions. At a Federal level, for example, this may include things such as government agreements e.g. terms of trade. At a State and Local level this may include things such as amendments to planning reforms, the NSW water reforms, and the provisions of any draft planning policies, and the results of State of the Environment Reports.

9.7 Recommendations for LEP

9.7.1 Recommended land use zones

The utilisation of land use zoning to segregate land uses is a commonly used practice in New South Wales. In rural areas however there has generally been one or two generic type zones that have been called a "rural" zone. One of the major reasons for zoning an area is to preclude or regulate specific uses that are considered to be not in keeping with the general amenity of the area.

Zone names such as residential, commercial and industrial are used to identify a list of specific land uses that are permissible in a particular location. Rural zones are often less specific. The term rural describes a character, not a use. It is therefore appropriate to use a zone name that provides an indication of the uses that are carried out within that area.

Zoning can also be used to identify the major objective for any future as well as existing development in an area. For example, if an area is of high conservation status then a zone name outlining this is also appropriate.

In accordance with the Standard Instrument for LEPs, the zones to be considered in the new LEP are as follows:

- ▮ RU1 Primary Production
- ▮ RU2 Rural Landscape
- ▮ RU3 Forestry
- ▮ RU4 Rural Small Holdings
- ▮ RU5 Village
- ▮ RU6 Transition
- ▮ R1 General Residential
- ▮ R2 Low Density Residential
- ▮ R5 Large Lot Residential
- ▮ B1 Neighbourhood Centre
- ▮ B2 Local Centre
- ▮ B6 Enterprise Corridor
- ▮ B7 Business Park
- ▮ IN1 General Industrial
- ▮ IN3 Heavy Industrial
- ▮ SP1 Special Activities
- ▮ SP2 Infrastructure

- ▮ SP3 Tourist
- ▮ RE1 Public Recreation
- ▮ RE2 Private Recreation
- ▮ E1 National Parks and Nature Reserves
- ▮ E2 Environmental Conservation
- ▮ E3 Environmental Management
- ▮ E4 Environmental Living
- ▮ W1 Natural Waterways

Each zone is discussed below. It should be noted that urban land use zones will cover the existing urban areas, which includes residential, village, industrial, special areas and recreational zonings. To provide additional environmental protection, in urban or rural areas an 'overlay' can be applied in addition to zones. Overlays are simply a map with an associated clause in the plan that details the matters that must be considered when an application for development is determined.

Zone RU1 Primary Production

This zone is generally intended to cover land used for most kinds of primary industry production, including extensive agriculture, horticulture, intensive livestock agriculture, mining, forestry and extractive industries. Under the Glenn Innes LEP 1991 this zone includes 1(a1) Rural (Prime Agricultural). The zone is aimed at maintaining and enhancing the natural resource base.

The objectives of the zone would include:

- ▮ 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.

The mixture of rural uses is to be retained with controls placed on the location of houses so that they do not create a conflict by being too close to the boundaries, thereby creating rural land use conflict. Agriculture uses are to be encouraged as are rural tourism and accommodation.

Zone RU2 Rural Landscape

This zone is generally intended for rural land with landscape values or land that has reduced agricultural capability due to gradient, soil type, vegetation, rock outcrops, salinity etc. but which is suitable for grazing and other forms of extensive agriculture. Under this zone extensive agriculture will be permitted without consent.

The objectives of the zone would include:

- ▮ To maintain the rural landscape character of the land.
- ▮ To provide for a range of compatible land uses, including extensive agriculture and ecotourism development.

Zone RU3 Forestry

This zone is generally intended to identify and protect land that is to be used for long-term forestry use. Note that land which is to be used for forestry purposes may alternatively be dealt with under the RU1 Primary Production zone. Under the Severn



LEP 2002 1(f) Rural Forestry is the most compatible zone. Uses authorised under the Forestry Act 1916 are permitted without consent

The objectives of the zone would include:

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

Zone RU4 Rural Small Holdings

This zone is generally intended for land which, is to be used for small scale rural and primary industry production. Land within this zone might also provide for emerging primary industries and agricultural uses. It is not intended that this zone be used for land that is primarily residential in function.

The objectives of the zone include;

- ▮ 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.

RU5 Village

This zone is generally intended to cover rural villages where a mix of residential, retail, and other uses is to be established or maintained.

The objectives of the zone would include:

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

RU6 Transition

The transition zone is generally intended to be used in special circumstances for land that provides a transition or buffer between rural land uses (including intensive rural land uses) and other sensitive land uses such as residential, education or community uses. Councils who intend to use this zone should approach the Department of Planning at the earliest opportunity during LEP preparation.

R1 General Residential

This zone is generally intended to provide for a variety of residential housing types and densities, including dwelling houses, multi-dwelling housing, residential flat buildings, boarding houses and seniors housing. The zone also provides for additional uses that provide facilities or services to residents, including neighbourhood shops and child care centres.

The objectives of the zone would include:

- ▮ To provide for the housing needs of the community.
- ▮ To provide for a variety of housing types and densities.
- ▮ To enable other land uses that provides facilities or services to meet the day-to-day needs of residents.

R2 Low Density Residential

This zone is generally intended to be applied to land where primarily low density

housing is to be established or maintained.

The objectives of the zone would include:

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

R5 Large Lot Residential

This zone is generally intended to cater for development that provides for residential housing in a rural setting.

The objectives of the zone would include:

- ▮ 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.

B1 Neighbourhood Centre

The zone is generally intended to cover small neighbourhood centres that include small scale convenience retail premises, business premises or community uses that serve the needs of the surrounding area.

The objectives of the zone would include:

- ▮ To provide a range of small –scale retail, business and community uses which serve the needs of people who live and work in the surrounding neighbourhood.

B2 Local Centre

This zone is generally intended for centres that provide a range of retail, business, entertainment and community functions that typically service a wider catchment than a neighbourhood centre.

The objectives of the zone would include:

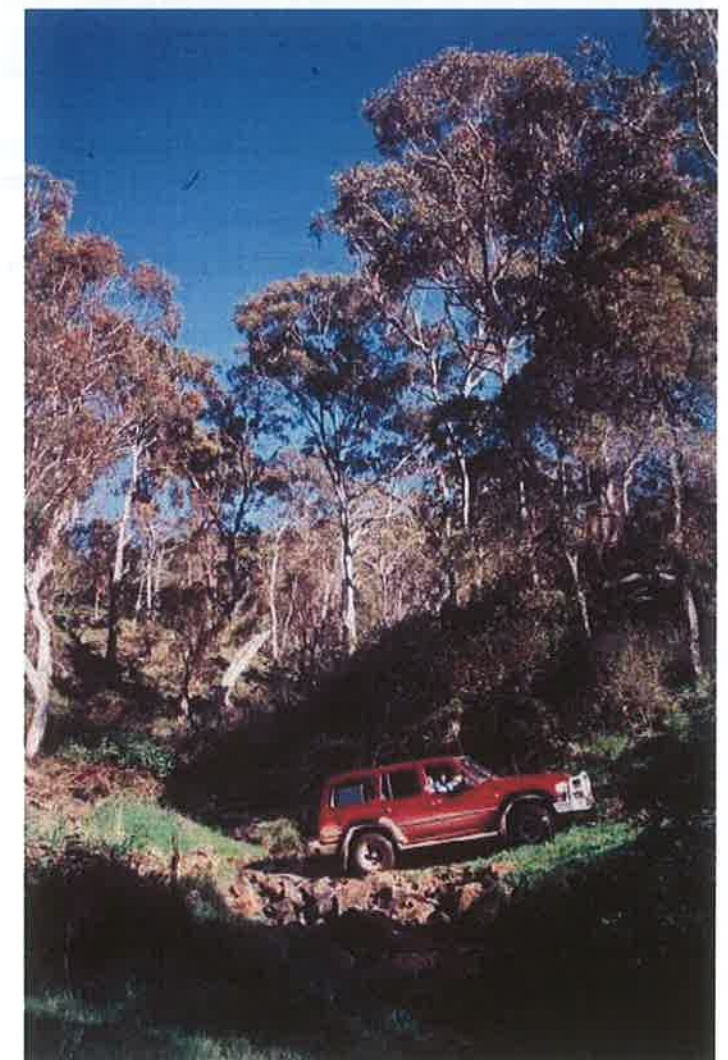
- ▮ To provide a range of retail, business, entertainment and community uses, which serve the needs of people who live in, work in and visit the local area.
- ▮ To encourage employment opportunities in accessible locations.
- ▮ To maximise public transport patronage and encourage walking and cycling.

B6 Enterprise Corridor

Generally this zone is intended to be applied to land where commercial or industrial development is to be encouraged along main roads. The sale of food and clothing is to be limited to ensure that Enterprise Corridors do not detract from the viability of centres.

The objectives of this zone would include:

- ▮ To promote business along main roads and to encourage a mix of compatible uses.



- ▮ To enable a mix of employment (including business, office, retail and light industrial uses) and residential uses.
- ▮ To maintain the economic strength of centres by limiting the retailing of food and clothing.

B7 Business Park

This zone is generally intended for land that primarily accommodates office and light industrial uses, including high technology industries. The zone also permits a range of facilities and services to support the day-to-day needs of workers, such as childcare centres and neighbourhood shops. The objectives of the zone would include:

- ▮ To provide a range of office and light industrial uses.
- ▮ To encourage employment opportunities.
- ▮ To enable other land uses that provide facilities and services to meet the day-to-day needs of workers in the area.

SP1 Special Activities

This zone is generally intended for special land uses or sites with special characteristics that cannot be accommodated in other zones. Some examples of where this zone may be suitable might include land on which there is, or is proposed to be, a major scientific research facility, a major defence or communications establishment or an international sporting facility. Any development that is ancillary to the land use covered by the zone would also be permitted in the zone.

SP2 Infrastructure

This zone is generally intended to cover a wide range of physical and human infrastructure uses such as transport (e.g. roads and railways), utility undertakings and works, community uses, educational establishments (e.g. schools) and hospitals.

This zone would be used for some facilities where previously a special uses zone may have been used. A map notation to identify the defined type of facility will be required. For example, a council adopting this zone for a school would mark 'SP2 (School)' on its zoning map.

Where land is reserved for public infrastructure purposes (e.g. a railway), the land is to be outlined and annotated on the Land Reservation Acquisition Map and the relevant acquisition authority identified in the table in clause 24.

The objectives of the zone would include:

- ▮ To provide for infrastructure and related uses
- ▮ To encourage appropriate employment opportunities in accessible locations.
- ▮ To maximise public transport patronage and encourage walking and cycling.

SP3 Tourist

This zone is generally intended to be located where a variety of tourist-orientated land uses are to be permitted, and includes uses such as tourist and visitor accommodation, pubs and restaurants.

IN1 General Industrial

This zone is generally intended to accommodate a wide range of industrial and warehouse uses. Councils could choose to supplement the existing mandated industrial and warehouse uses by permitting heavy, and offensive or hazardous

industries, if appropriate. This zone would be suitable where a council wishes to have only one industrial zone.

The objectives of the zone would include:

- ▮ 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.

IN3 Heavy Industrial

This zone is generally intended for instances where councils wish to designate particular land for heavy industrial uses that require separation from other land uses. The need for such a zone will depend on the type and nature of industrial uses that exist or likely to take place in the area. Other forms of industry might also be permitted in the zone if appropriate.

RE1 Public Recreation

This zone is generally intended for a wide range of public recreation areas and activities, including local and regional open space. Councils may generally permit typical public recreation uses in this zone. A range of land uses compatible with the recreation use of the land should be permitted.

The objectives of the zone would include:

- ▮ 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.

RE2 Private Recreation

This zone is generally intended to cover a wide range of recreation areas and facilities on land that is privately owned or managed.

The objectives of the zone would include:

- ▮ 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.

E1 National Parks and Nature Reserves

This zone is generally intended to cover existing national parks and nature reserves. All uses currently authorised under the *National Parks and Wildlife Act 1974* will continue to be permitted without consent within this zone.

The objectives of the zone would include:

- ▮ 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*.



E2 Environmental Conservation

This zone is generally intended to protect land that has high conservation value. A number of land uses considered to be inappropriate for this zone have been mandated as prohibited uses.

The following will be prohibited under this zone; Business premises; Hotel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres

The objectives of the zone would include:

- ▶ 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.

E3 Environmental Management

This zone is generally intended to be applied to land that has environmental or scenic values or hazard risk, but where a limited range of development including dwelling houses and other uses could be permitted. This zone might also be suitable as a transition between areas of high conservation value and other land uses such as rural or residential.

The following will be prohibited under this zone: Business premises; Industries; Residential flat buildings; Retail premises; Service stations; Warehouse or distribution centres

The objectives of the zone would include:

- ▶ 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.

E4 Environmental Living

This zone is generally intended for land with special environmental or scenic values where residential development could be accommodated.

The following will be prohibited under this zone: industries; service stations; warehouse or distribution centres. Dwelling housing are permitted with consent.

The objectives of the zone would include:

- ▶ 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.

W1 Natural Waterway

This zone is generally intended for waterways that are to be protected due to their ecological and scenic values.

A limited number of low impact uses that do not have an adverse effect on the natural value of the waterway can be permitted in this zone.

The objectives of the zone would include:

- ▶ To protect the ecological and scenic values of natural waterways.
- ▶ To prevent development that would have an adverse effect on the natural values of waterways in this zone.



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