

10 REVIEW OF OPTIONS

This Part identifies planning options in relation to potential key issues. The options and planning responses identified for the Strategy and future LEP will have a 20 year time frame.

The Strategy is important in communicating proposals for future directions and facilitating appropriate types of development. In particular, the Strategy can:

- Identify types of development that are likely to be suited to the area and locational advantages that may support new development (e.g. access to metropolitan areas, proximity to national parks and wilderness areas, future agricultural enterprises, lifestyle characteristics, competitive land and housing prices)
- Support adequate supply of land for a range of uses
- Support retention or consolidation of key infrastructure
- Propose physical layout of development which protects long term growth opportunities and supports the economic viability of infrastructure, services and commercial development
- Identify community investment needs (e.g. provision of housing for aged persons, or a greater range of housing types, or community facilities)

The Strategy may identify financial and other administrative measures that may influence desired land use and development objectives (e.g. rates, charges and investment priorities). A policy approach may need to be determined in relation to Section 94 plans and developer agreements, given recent changes in legislation.

Key themes for the Strategy are identified in Table 54 below. These form the basis for the preparation of the Strategy and may inform a future LEP.

Table 54: Dungog Land Use Strategy – Key Themes

Key themes for LGA and specific issue
Future urban settlement, land availability
Projected population change and housing demand
Identification of areas for future urban expansion in transition zones
Adequacy of land for industry, and requirements for additional land and services
Town infill development opportunities and constraints (eg. heritage and infrastructure provision)
Water and sewer capacity and service areas
Development guidelines for urban main road frontage land
Village and Rural Small Holdings
The role and provision of rural residential development in suitable locations
Future use and development of villages
Service provision and maintenance (including roads, water, sewer, groundwater and surface water runoff)
Rural Areas and agricultural sustainability
Minimum rural areas for dwelling entitlements
Protection of agricultural land and viability (effect of high land prices, opportunities for intensive agriculture)
Climate change implications for rural land use
Rural water quality and availability and protection of catchments
Rural servicing costs and requirements (eg. roads, waste, electricity etc)
Environmental Values and Constraints
Natural hazards (including flooding and bushfire)
Land capability (including salinity)
Biodiversity and natural ecosystems
Heritage issues, scenic and cultural landscapes
Issues and impacts associated with the proposed Tillegra Dam construction
Economic
Social
Demographic
Tourism/recreation
Resulting land use implications

There are a number of options for economic development given the evident demographic and social trends. The main option to be considered is the extent to which growth is directed within urban areas or allowed to extend into rural residential areas (with consequent effects on the fragmentation of agricultural land, demands for infrastructure servicing and transport requirements).

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