

## 11.7 DRAFT RURAL RESIDENTIAL STRATEGY

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### RECOMMENDATION

That Council place the draft Rural Residential Strategy on exhibition for a period of 28 days and receive a further report detailing the outcome of this exhibition.

### BACKGROUND

The draft Rural Residential Strategy (RRS) has been completed and it is proposed to place the document on exhibition for a period of 28 days.

### ISSUE/DISCUSSION

The draft RRS has been prepared to provide a framework to guide the development of rural residential land opportunities as well as recommend an appropriate planning policy. This document focusses on land within the former Deniliquin local government area and will guide future decisions for rural residential land release until 2036.

The document considers the local, regional and state planning policy framework, demand and supply, criteria for identifying suitable and unsuitable rural residential land, consultation, implementation and recommendations.

The report identifies three areas for rezoning from RU1 Primary Production to R5 Large Lot Residential with a total area of approximately 186ha and identifies if it should be released in the short or medium term. Any future rezoning of land would be subjected to the preparation of a planning proposal which would require a detailed assessment of issues such as flooding, biodiversity, Aboriginal cultural heritage, bushfire etc.

The report recommends that three areas be rezoned from R5 Large Lot Residential to RU1 Primary Production with a total area of 68ha to offset the proposed rezoning's detailed above. This land is identified as being unsuitable for rural residential development.

#### Exhibition

Council staff have been meeting with the owners of all land specifically identified in the draft RRS. A verbal update will be provided at the Council meeting. Whilst Council will meet with each of the affected landowners, Council will also send letters to them advising of the exhibition.

It is proposed to exhibit the draft RRS for a period of 28 days and also consult with the relevant State government offices and in particular, the Department of Planning and Environment (who have already provided feedback on the initial draft).

### STRATEGIC IMPLICATIONS

The draft RRS will provide a strategic framework for the future release of rural residential land in Deniliquin.

### COMMUNITY STRATEGIC PLAN

The preparation of the draft RRS meets the following targets:

- We plan for the future to accommodate and facilitate sustainable growth and development; and
- Our built environment is managed, maintained and improved.

### FINANCIAL IMPLICATIONS

This project is being undertaken in line with the 2018/19 operational plan.

**LEGISLATIVE IMPLICATIONS**

The preparation of the draft RRS considers the legislative framework of the Environmental Planning and Assessment Act.

**ATTACHMENTS**

1. **Draft Rural Residential Strategy**