



POLICY MANUAL

Policy title:	SUSTAINABILITY, VIABILITY AND AMENITY OF RURAL AND URBAN LAND POLICY
Policy number:	5.17.8
Objective:	To maintain and enhance the sustainability, viability and amenity of rural and urban land.
Link to community vision/service:	Water and Waste Cycle, Natural Environment
Program Area:	Environmental Health
Policy created: 12/6/07	Council reviewed: 12/6/07
Last reviewed by staff: 12/6/07	TRIM Ref: ED10/15919 & ED16/33310

This overarching policy applies to all sections within Council influencing land use and management, and contains 2 objectives.

1. To create a social and planning environment that reduces conflict and uncertainty in rural zones.

A wide variety of activities can take place within the agricultural zone without Council's consent. However, efforts can be made to promote the long-term viability of productive farmland and reduce conflict between neighbours in rural zones. Landuse conflict often relates to air quality (e.g. smoke or spray drift) and/or noise at the rural-residential interface. To address this Council has a DCP requiring landuse buffers although there is a lack of specific information to better manage or pre-empt conflict, including the location of intensive industries. The protection of 'locally significant agricultural land' has not been addressed through the regional Farmland Protection Project.

Strategies for implementation

- a) Ensure Council has and maintains local and accurate landuse information and adequate processes to identify potential landuse conflict at the strategy, rezoning and development assessment stage;
- b) Ensure adjoining land-uses do not impact on farming activities

2. To encourage sustainable land-use practices and partnerships

All members of the community, including Council, have a responsibility and duty of care to properly manage and look after the land. As agricultural activity covers the major area of the Lismore LGA, it is important to ensure that negative impacts of these activities are minimised. It is also important to ensure that other practices within the community are not harmful to the environment.

Strategies for implementation

- a) Encourage agricultural and other rural-based enterprises to adopt and review industry codes of practice that emphasise duty of care to the environment;
- b) Ensure all residents in the LGA are made aware of their duty of care in relation to natural

- resources;
- c) Support innovation and implementation of sustainable land management practices through partnerships with agencies and industry bodies
 - d) Ensure all development activities, including Council activities, comply with best practices in the management of soil, especially reducing the mobilisation and movement of soil;

3. Limit landuse changes that diminish scenic amenity

The Lismore area is renowned for its scenic beauty, which is threatened as the urban area expands into previously rural areas. The steepness of local topography and prevalence of ribbon-style development increases the risk of scenic degradation.

Strategies for implementation

- a) Continue implementation of Rural Housing Strategy, adopted by Council in 2002.