

# 17 Guiding Principles

This section establishes the guiding principles to be used in making recommendations for the Non Urban Lands Study

## 17.1 Yass Management Plan Vision

Council's Management Plan 2008/2009-2010/2011 provides the following vision for to guide Council in its role and responsibilities:

*"A diverse rural region that provides lifestyle, business and recreation choices, while sustaining our environment, history and community".*

This vision is at the centre of the roles and responsibilities of Council and as such it is important that this vision is expressed through the Non Urban Lands Study and its guiding principles.

## 17.2 Growth Management Strategy and Principles

While taking into consideration Council's overall vision for the Yass Valley LGA, it is also necessary to develop growth management principles that will be used as the basis for the development of recommendations for this study.

The central issue and challenge for the future development of the Yass Valley LGA relates to the apparent conflicts between development (growth) and environmental and agricultural sustainability. The Strategy seeks to reconcile these conflicts so that future development of economic benefit to the community is only undertaken in such a manner that it is environmentally sound in the long term.

Proper management of growth is essential for land use planning. Growth needs to be managed to ensure that it happens in an effective and efficient way whilst at the same time resources are conserved and maintained for future generations. Growth therefore needs to be sustainable.

Sustainable growth is about managing the social and economic implications of future growth in a responsible manner while protecting and preserving the environmental values of an area. The principle of sustainable growth applies equally to subdivision and agriculture and associated industries.

Allowing growth to occur in the Yass Valley LGA without any consideration of the limits to that growth would undermine the vision of the Study. Therefore, in order to properly balance the conflicts between development (growth) and environmental sustainability, a growth management strategy is required.

The growth management strategy must consider the broader policy context as outlined in the Statutory Context Section of this Report, in particular the various State Growth management strategy

The growth management strategy for the rural areas of Yass Valley LGA seeks to:

- Preserve and promote a wide range of agricultural land uses, including rural industries that are compatible with agriculture;

- Have a preference to limit increased residential development to existing towns and villages that have capacity for growth;
- Provide for rural lifestyle development only where it will not conflict with existing and future agricultural land uses, and where appropriate services can be provided and environmental impacts minimised.
- Embody Ecologically Sustainable Development principles.

### **17.3 Development principles**

A series of development principles have been developed to achieve the vision and growth management strategy. These principles were discussed during the community consultation process.

The development principles are to:

- Consider the impacts on sustainable agriculture and ensure development will not unreasonably increase agricultural land values or incrementally reduce the size of agricultural holdings;
- Consider the potential for conflicts to arise between various land uses, including lifestyle allotments, small holdings, tourism, extensive and intensive agriculture, forestry and mining;
- Consider land capability, including soils, erosion potential, slope, and hazards (contamination, bushfire and flooding);
- Consider consistency with Catchment Action Plans to guide policy and planning instrument preparation;
- Consider water resources, including impact on water catchments, adequacy of water supply, access to water entitlements, and location of effluent disposal;
- Consider the impacts on biodiversity, including threatened species, habitat, natural ecosystems, and wildlife corridors; and
- Consider existing infrastructure, including the capacity of the existing road network and utility services.