

Penrith

Rural Lands Strategy



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1. introduction

The rural lands of Penrith provide an important resource for the City and the wider region. This resource consists of a number of components:

- rural landscapes
- agricultural lands
- native vegetation
- biodiversity corridors
- living areas

The Council's vision for the City is one of a prosperous region with a harmony of urban and rural qualities with a strong commitment to environmental protection and enhancement. It would offer both the cosmopolitan and cultural lifestyles of a mature City and the casual character of a rural community. The City's rural lands are a fundamental element in achieving this vision.

The Penrith Rural Lands Strategy makes recommendations for the strategic direction of the rural lands of Penrith and how they are to be managed over the next 10 to 20 years.

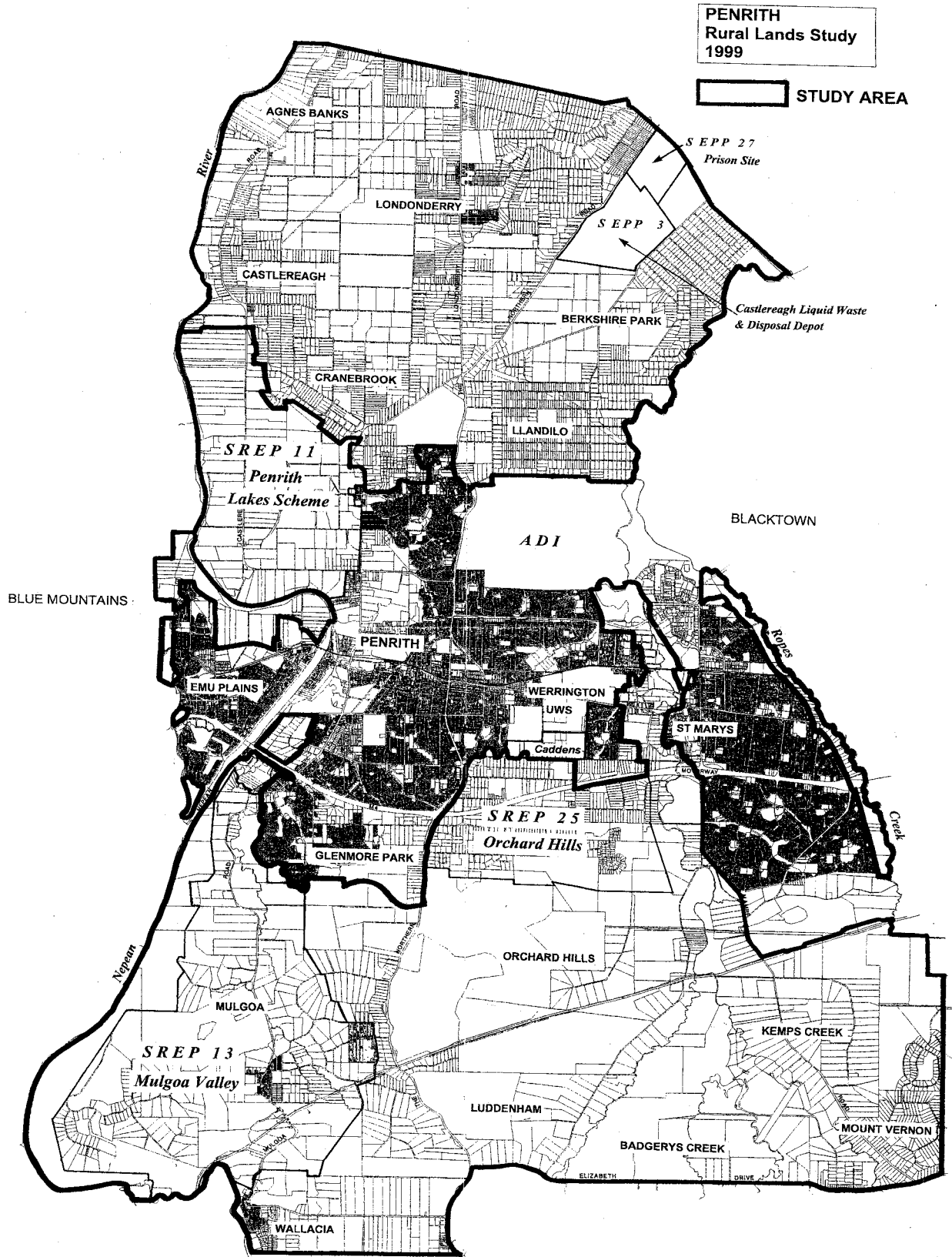
The preparation of a strategy enables the Council to address the wider issues confronting its rural lands as well as giving direction for the development of an area. It is important to recognise however, that this strategy gives a direction for further work. It does not rezone any land – it provides an indication of the future land use designations for the area.

The measure of success of a strategy is its implementation by the Council and the acceptance of this by the community. This strategy makes a series of recommendations that will have an impact on the Council's resources. A large amount of Council resources are devoted to Penrith's urban areas. Too often in the past, the provision of services and facilities to the rural areas has not kept pace. It should be recognised that the Council needs to devote a considerable amount of resources to achieve the outcomes that would be expected by the community if the strategies were to be implemented. Costing of the strategies need to be considered in the context of the Council's Management Plan.

In addition to the community acceptance of the strategies proposed, there is a need to develop a set of indicators and measures so that the achievements and policies put in place as a result of the strategy can be assessed in an objective and public manner. The Rural Lands Study includes a set of catchment health and quality of life indicators achievable through the State of the Environment Reporting process. This is a key recommendation of the Strategy to assess the effectiveness of the policies and procedures. The catchment health and quality of life indicators provide a "warning light" about potential problems and the need to address the issue.

Agricultural land is a finite resource and Council believes it is important to locate and preserve land for its potential for agriculture now and in the future. Council must therefore be mindful that any decisions to allow subdivisions of agricultural land could jeopardise that agricultural potential. However by allowing it to be subdivided it is making a judgment about its potential and future landuse.

Council has the statutory responsibility to ensure that rural land is managed appropriately. However Council is aware that the consequence of subdividing rural land is that its productive capacity is potentially removed forever.



Map 1: Study Area

2. Penrith Rural Lands Study

The Penrith Rural Lands Study has been published as a companion to this strategy for the rural lands. It provides an analysis of the existing situation and discusses various options that could be addressed to ensure that the future of Penrith's rural lands is sustainable.

The aims of the Rural Lands Study are as follows:

1. Reinforce Penrith's urban growth limits and promote a compact City by identifying and promoting the intrinsic rural values and functions of the City's Rural Lands;
2. Sustain healthy and diverse rural lands in Penrith, by conserving their biodiversity, maintaining the integrity of their ecosystems, maintaining their natural capital, and promoting the social well being of rural communities;
3. Promote agriculture and other rural land-uses that are sustainable in the longer term, through the use of appropriate resource and environmental management policies, plans, guidelines and practices;
4. Promote a sustainable economic environment that fosters economically viable rural development, employment, transport and future investment opportunities.
5. Increase the awareness of ecologically sustainable rural land use practices amongst landholders, land-users and the community generally, and promote responsible stewardship of Penrith's Rural Lands; and
6. Achieve outcomes which support and enhance Council's vision of a region with a harmony of urban and rural qualities with a strong commitment to environmental protection and enhancement, and which offers both the cosmopolitan and cultural lifestyles of a mature city and the casual character of a rural community.

The Study comprises 9 chapters as follows:

- Chapter 1: Introduction
- Chapter 2: Description of the Environment
- Chapter 3: Planning Policy Framework
- Chapter 4: Existing Development Pattern
- Chapter 5: Community Consultation
- Chapter 6: Development and Planning Issues
- Chapter 7: Sustainability Indicators
- Chapter 8: Strategic Environmental Analysis
- Chapter 9: Conclusion

3. development and planning issues

There are a number of issues that have to be considered when carrying out a study of a rural area such as Penrith. They can be grouped into two broad headings of:

- Social and economic factors
- Environmental opportunities and constraints

Rural issues are inter-connected by Ecologically Sustainable Development (ESD) and Total Catchment Management (TCM) (see below).

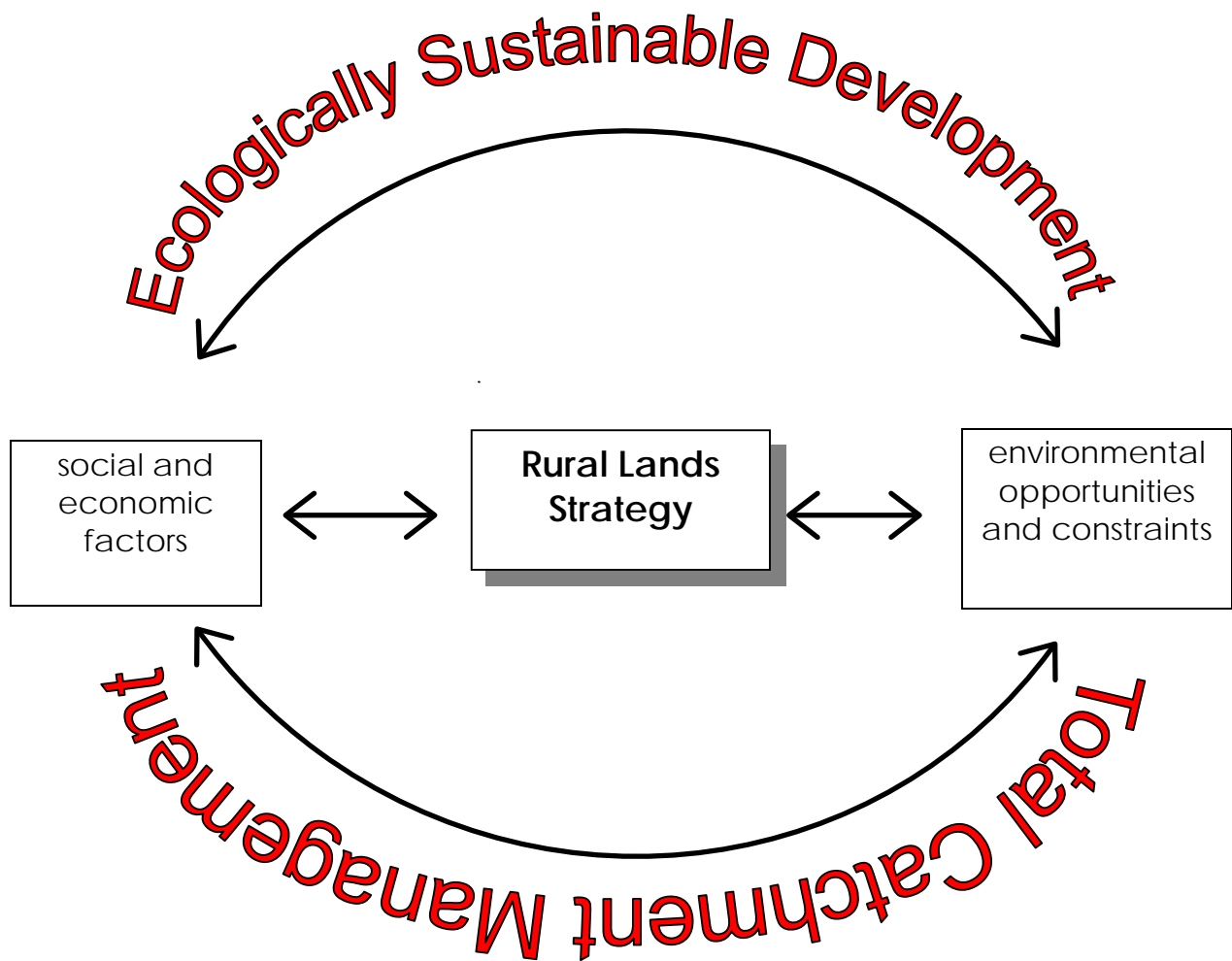


Figure 1: The Issues and Study

Some of the following issues considered in the Rural Lands Strategy are detailed in the Rural Lands Study:

Social and economic factors

- Agriculture
- Agricultural land uses
- Tourism and recreational activities
- Extractive industries
- Commercial activities
- Waste management
- Water supply
- Rural settlement
- Subdivision
- Urban limits and growth management
- Villages
- Rural residential housing
- Rural housing
- Rural sheds and buildings
- Amenity of living areas
- Rural landuse conflict
- Emerging social issues
- Rural schools and churches
- Infrastructure

Environmental Opportunities and Constraints

- Biodiversity
- Water
- Soil
- Topography
- Air
- Cultural resources
- Landscape character and visual resources
- Flood prone land
- Stormwater management
- Bushfire hazard
- Soil erosion and sedimentation
- Salinity
- Contaminated land

4. growth management philosophy

Growth Management is the mechanism by which the growth of an urban area is limited and controlled. The Penrith Residential Strategy is a major contributor to the growth management philosophy because it provides the basis for, and limits to, urban expansion.

The growth management philosophy for the rural lands of Penrith is:

- Limit north and south urban expansion.
- Provide for expansion of specified villages.
- Provide for limited amounts of new rural residential development only where located near to services and where environmental impacts can be minimised.
- Encourage a wide range of agricultural pursuits and other rural uses having regard to the issue of environmental impacts.
- Embody the concepts of -
 - ▷ Ecologically Sustainable Development.
 - ▷ Total Catchment Management.

5. development principles

When considering the preparation of a strategy for the future of Penrith's rural lands, it is necessary to outline a series of principles under which development should take place. These are intended to be used when considering development applications and proposals for the rezoning of land.

Consider the environmental capacity of the area and ensure development is consistent with the land capability. Issues to consider include:

- Native vegetation.
- Proximity to water courses.
- Slope of the land.
- Provide a choice of living opportunities and types of settlement.
- Provide for the continued and improved social and economic well being of the community.
- Protect the water quality of the Nepean River, South Creek and their tributaries.
- Where possible, improve the water quality and habitat throughout the region.
- Have regard to the natural values and features of Penrith.
- Promote biodiversity in Penrith.
- Recognise Penrith's rural lands in the context of Penrith's urban setting.

6. strategies for the rural lands

introduction

The strategies listed below outline the matters that need to be considered when looking at the future of the rural lands of Penrith. They incorporate a vision and set of objectives.

The vision for the rural lands is the Council's adopted vision for the City as a whole. This provides guidance for the future of the rural lands as well as the urban areas.

The strategies have been grouped into the two categories:

Social and Economic Factors	Environmental Opportunities and Constraints
<ul style="list-style-type: none">▪ Growth Management▪ Land Use Planning▪ Quality of Life▪ Economic and Employment Opportunities▪ Infrastructure	<ul style="list-style-type: none">▪ Water Catchments▪ Ecological Management▪ Scenic Landscapes▪ Heritage and Culture▪ Natural Hazards

The implementation strategies expand on the objectives and state how they are to be achieved and point towards the policy and actions that are required to carry out the strategy. The policy actions outline the detail of the strategies and provide an indication of what work is required.

The timeframe has been selected to allow them to be built into the State and Local political processes and are broken into three sections:

- *short term* which is up to two years,
- *medium term* which is to two five years and
- *long-term* which is five years and beyond.

Maps 2 and 3 should be read in conjunction with the following strategies.

vision and strategies

Penrith Council's vision for the whole local government area is outlined in the Council's Management Plan:

"A prosperous region with a harmony of urban and rural qualities with a strong commitment to environmental protection and enhancement.

It would offer both the cosmopolitan and cultural lifestyles of a mature city and the casual character of a rural community".

The preparation of a set of specific strategies for the rural areas will help to achieve the stated vision and strategy of the Council.

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

Map 2 Rural Lands Strategy

social and economic factors

6.3.1 growth management

Objective: Provide for coordinated and effective growth in Penrith’s rural lands.

<i>Implementation Strategy</i>	<i>Policy Action</i>	<i>Responsibility</i>	<i>Time-frame</i>
1. Promote a balanced approach to growth that provides for sustainable growth management.	1.1 Adopt the growth management philosophy outlined in section 4 of this document and shown on Map 2.	Council	Short term and ongoing
2. Recognise a hierarchy of settlements based on Villages and Rural Centres.	2.1 Adopt the following settlement hierarchy: Villages <ul style="list-style-type: none"> ▪ Agnes Banks ▪ Londonderry ▪ Luddenham ▪ Mulgoa ▪ Wallacia Rural Centres <ul style="list-style-type: none"> ▪ Berkshire Park ▪ Castlereagh ▪ Kemps Creek ▪ Llandilo 	Council and Government Agencies	Short term

<p>3. Identify Investigation areas that could accommodate further development and will require rezoning.</p>	<p>3.1 Adopt the following village expansion areas as outlined on map:</p> <ul style="list-style-type: none"> ▪ Londonderry ▪ Luddenham ▪ Mulgoa <p>3.2 Adopt the following rural living (one hectare) areas:</p> <ul style="list-style-type: none"> ▪ Agnes Banks ▪ North Cranebrook ▪ Mulgoa ▪ Mount Vernon <p>3.3 Prepare a draft LEP for the village expansion and rural residential investigation areas.</p>	<p>Council</p>	<p>Short to medium term</p>
<p>4. Provide for the economic and social growth of Penrith's rural areas and in particular, maintain and enhance rural job opportunities.</p>	<p>4.1 Prepare Strategies for the economic and social growth in the rural areas of Penrith.</p>	<p>Council and Government Agencies</p>	<p>Short term and ongoing</p>

6.3.2 *land use planning*

Objective: Develop a land use framework that will give a level of certainty to the people who live in the rural areas of Penrith.

<i>Implementation Strategy</i>	<i>Policy Action</i>	<i>Responsibility</i>	<i>Time-frame</i>
1. Develop a new suite of land use designations.	1.1. Adopt the following land use designations: <ul style="list-style-type: none"> ▪ Rural Conservation ▪ Rural Conservation (Landscape) ▪ Rural Conservation (Agriculture) ▪ Rural Conservation (Corridor) ▪ Village ▪ Rural Living (Mixed Uses) ▪ Rural Living (2 Hectare) ▪ Rural Living (1 Hectare) ▪ Residential (Large Lot 4000 m²) ▪ Nature Conservation (Biodiversity) ▪ Nature Conservation (Parks and Reserves) ▪ Public Recreation / Community Uses ▪ Special Uses (notation) ▪ Biodiversity Protection Area (overlay) ▪ Scenic Protection Area (overlay) 1.2 Prepare a draft LEP to formalise these as statutory zones.	Council and State Government	Short term

<p>2. Include in each land use designation a set of desired future character statements that will provide the basis for the objectives of each zone.</p>	<p>2.1. Prepare a set of desired future character statements for each of the land use designations which address the following matters:</p> <p>2.1.1. <i>Rural Conservation</i></p> <ul style="list-style-type: none"> ▪ Preservation of the open rural landscape and its cultural heritage values. ▪ Maintenance of large holdings. ▪ Buildings to blend into the landscape. ▪ Protection of catchments and improvement of water quality. ▪ Preservation and enhancement of native vegetation, including habitat corridors. ▪ Protection of the amenity of existing residents. <p>2.1.2. <i>Rural Conservation (Landscape)</i></p> <ul style="list-style-type: none"> ▪ Preservation of the historic open rural landscape of the Mulgoa Valley. ▪ Maintenance of large holdings. ▪ Buildings to blend into the landscape. ▪ Protection of catchments and improvement of water quality. ▪ Preservation and enhancement of native vegetation, including habitat corridors. ▪ Protection of the amenity of existing residents. <p>2.1.3. <i>Rural Conservation (Agriculture)</i></p> <ul style="list-style-type: none"> ▪ Promotion and maintenance of sustainable agriculture. ▪ Preservation of the rural landscape of Penrith. ▪ Reduction of rural land use conflict. ▪ Protection of catchments and improvement of water quality. ▪ Preservation and enhancement of native vegetation, including habitat corridors. ▪ Protection of the amenity of existing residents. <p>2.1.4. <i>Rural Conservation (Corridor)</i></p> <ul style="list-style-type: none"> ▪ Provision of land for recreation and community purposes. ▪ Provision of a physical buffer between urban areas. 	<p>Council</p>	<p>Short term</p>
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	<ul style="list-style-type: none"> ▪ Provision for services and facilities. ▪ Maintain, enhance and rehabilitate the natural riparian systems of the corridor lands, particularly those that include threatened species, populations or ecological communities, or their habitats. <p>2.1.5. <i>Village</i></p> <ul style="list-style-type: none"> ▪ Retain rural village character. ▪ Develop a core commercial centre. ▪ Ensure that new dwellings respect the character of surrounding dwellings. ▪ Make provision for commercial and community facilities to serve the surrounding areas. ▪ Ensure new residential development complements and enhances the existing villages. ▪ Provision of reticulated sewerage and water. <p>2.1.6. <i>Rural Living (Mixed Uses)</i></p> <ul style="list-style-type: none"> ▪ Protection of the amenity of existing residents. ▪ Uses to be compatible with residential living areas. ▪ Buildings to blend into the landscape. ▪ Protection of catchments and improvement of water quality. ▪ Preservation and enhancement of native vegetation, including habitat corridors. <p>2.1.7. <i>Rural Living (2 hectare and 1 hectare)</i></p> <ul style="list-style-type: none"> ▪ Protection of the amenity of existing residents. ▪ Uses to be compatible with residential living areas. ▪ Buildings to blend into the landscape. ▪ Protection of catchments and improvement of water quality. ▪ Preservation and enhancement of native vegetation, including habitat corridors. ▪ Prohibit intensive agricultural pursuits. <p>2.1.8. <i>Residential (Large Lot 4000m²)</i></p> <ul style="list-style-type: none"> ▪ Recognise that the land is residential in character. ▪ Provide reticulated sewerage and water. 		
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	<ul style="list-style-type: none"> ▪ Buildings to blend into the landscape. ▪ Protection of catchments and improvement of water quality. ▪ Preservation and enhancement of native vegetation, including habitat corridors. ▪ Prohibit intensive agricultural pursuits. <p>2.1.9. <i>Nature Conservation</i></p> <ul style="list-style-type: none"> ▪ Preserve the integrity of the native vegetation for its own values as well as habitat conservation. ▪ Recognise areas of significant threatened species. ▪ Protect areas of significant habitat. ▪ Identify corridors to be protected and enhanced. ▪ Limit clearing of land and construction of buildings in close proximity to the edges of the zone. 																						
<p>3. Identify minimum lot sizes that will enable the continuation of the use.</p>	<p>3.1. Adopt the following lot size minimum for the corresponding land use designation:</p> <table border="1" data-bbox="752 722 1720 1072"> <tr> <td>▪ Rural Conservation</td> <td>40 hectares</td> </tr> <tr> <td>▪ Rural Conservation (Landscape)</td> <td>20 hectares</td> </tr> <tr> <td>▪ Rural Conservation (Agriculture)</td> <td>20 hectares</td> </tr> <tr> <td>▪ Rural Conservation (Corridor)</td> <td>20 hectares</td> </tr> <tr> <td>▪ Village</td> <td>variable</td> </tr> <tr> <td>▪ Rural Living (Mixed Uses)</td> <td>2 hectares</td> </tr> <tr> <td>▪ Rural Living (2 hectare)</td> <td>2 hectares</td> </tr> <tr> <td>▪ Rural Living (1 hectare)</td> <td>1 hectare</td> </tr> <tr> <td>▪ Residential (Large Lot 4000 m²)</td> <td>4000 m²</td> </tr> <tr> <td>▪ Nature Conservation</td> <td>40 hectares</td> </tr> </table>	▪ Rural Conservation	40 hectares	▪ Rural Conservation (Landscape)	20 hectares	▪ Rural Conservation (Agriculture)	20 hectares	▪ Rural Conservation (Corridor)	20 hectares	▪ Village	variable	▪ Rural Living (Mixed Uses)	2 hectares	▪ Rural Living (2 hectare)	2 hectares	▪ Rural Living (1 hectare)	1 hectare	▪ Residential (Large Lot 4000 m ²)	4000 m ²	▪ Nature Conservation	40 hectares	<p>Council</p>	<p>Short term</p>
▪ Rural Conservation	40 hectares																						
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▪ Rural Living (1 hectare)	1 hectare																						
▪ Residential (Large Lot 4000 m ²)	4000 m ²																						
▪ Nature Conservation	40 hectares																						

<p>4. Permit subdivision for clustering of development only if it can be proven that it will not have a detrimental impact on the rural landscape qualities (<i>Design Assessment Guidelines for Urban and Rural Penrith</i> and other documents as a guide) and only where the resulting number of lots does not exceed the existing.</p>	<p>4.1. Develop controls to allow rural cluster development to occur only in the Rural Conservation and Rural Conservation (Landscape) land use designations. Matters to be considered include: land capability, slope, soil type, good agricultural land, surrounding land uses and potential land use conflicts, visual landscape features, water courses, and native vegetation.</p>	<p>Council</p>	<p>Short Term</p>
<p>5. Prepare one set of land use regulations for Rural Penrith.</p>	<p>5.1. Review and consolidate Penrith LEP 201, SREP 13 – Mulgoa Valley SREP 25 – Orchard Hills, SREP 20 – Hawkesbury - Nepean River and other relevant plans into a single contemporary plan.</p>	<p>Council</p>	<p>Short term</p>
<p>6. Prepare management guidelines for land uses in rural Penrith.</p>	<p>6.1. Prepare a Development Control Plan to provide effective and appropriate land use management guidelines for rural Penrith.</p>	<p>Council</p>	<p>Short term</p>
<p>7. Provide more specific controls and management requirements for certain land uses. <i>(refer Table 1 : Permissibility of certain land uses)</i></p>	<p>7.1. Permit and develop specific criteria for the following land uses in a new rural LEP and DCP:</p> <ul style="list-style-type: none"> ▪ agriculture <i>(adopt definitions for extensive agriculture, intensive plant growing, and intensive animal establishment, with associated development standards, which include assessment of potential of rural land use conflicts).</i> ▪ animal breeding (including dog kennels) <i>(adopt a definition and development standards based on minimum lot size, numbers of animals and location of and impact on adjoining and nearby residents).</i> ▪ rural dwellings and dual occupancies <i>(adopt a definition and development standards that regulate form and size, locate a second dwelling behind the existing with shared driveway and services, minimise impact upon vegetation and catchments, require at least one hectare of land for each dwelling, do not permit subdivision of dual occupancies, and which includes assessment of potential of rural land use conflicts. Number of dwellings on a property limited to two).</i> 	<p>Council</p>	<p>Short term</p>

	<ul style="list-style-type: none"> ▪ farmgate sales (roadside stalls) <i>(permit Farmgate Sales in all Rural Conservation and Rural Living designations provided they are located with associated local rural production, sell principally local products and make provision for visitors).</i> ▪ home based businesses <i>(permit home-based businesses with development standards to limit particular uses, such as truck and building type businesses, and limit the intensity of the use and any associated traffic, as well as protecting the amenity of local residents and local environment).</i> ▪ rural produce stores <i>(permit with similar criteria to Home Based Business and with additional criteria for traffic, location, signs and goods sold).</i> ▪ rural sheds <i>(incorporate existing DCP requirements).</i> ▪ rural truck keeping <i>(development standard of one truck and two pieces of plant for each property, unless associated with another authorised use such as agriculture. Impacts on nearby residents to be considered. Appropriate location and access requirements to apply).</i> ▪ tourist facilities <i>(appropriate location, access and signage requirements to apply).</i> ▪ dams <i>(criteria to examine use of site and adjoining lands and include State government requirements).</i> ▪ land clearing <i>(prohibited unless associated with an authorised land use, in which case additional criteria to apply).</i> ▪ landfill <i>(prohibited unless associated with an authorised land use, in which case additional criteria to apply).</i> 		
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6.3.3 *quality of life*

Objective: Ensure that residents have adequate access to appropriate services and facilities.

<i>Implementation Strategy</i>	<i>Policy Action</i>	<i>Responsibility</i>	<i>Time-frame</i>
1. Monitor the provision of services and facilities for the people who live in rural Penrith to ensure that they are receiving adequate level of service.	1.1 Prepare a set of Quality of Life indicators which can be measured and used to assess the level of service provided to the people of rural Penrith.	Council and Government Agencies	Short term
2. Facilitate greater use of Penrith City's facilities and services by rural residents.	2.1 Review all Council facilities/services to ensure that actions are in place to increase access for rural residents including improved information, transport, new service models etc.	Council and Government Agencies	Short term and ongoing
3. Facilitate improved involvement of rural residents in Council's consultation and decision-making processes.	3.1 Review all Council consultation structures and provide an improved community participation strategy for rural residents.	Council and Community groups	Short term and ongoing
4. Provide rural residents with better links to government and non-government service providers.	4.1 Review all Council committees, inter Council and inter governmental working groups and consultation structures to ensure that rural issues are represented and if required, establish new structures for rural residents to link with government and non-government service providers.	Council and Government Agencies	Short term and ongoing
5. Improve access to Council and community information for residents of rural Penrith.	5.1 Develop a media strategy for the regular distribution of Council and community information to all residents of rural Penrith.	Council and media organisations	Short term
6. Encourage participation of rural residents in developing and implementing actions that improve their quality of life.	6.1 Develop a policy that supports existing and establishes new rural community networks and organisations. This may include the provision of Council information and resources to support their establishment and initial operation eg Landcare, Youth Network, Rural Business Network etc.	Council, Government Agencies and Community groups	Short term and ongoing
7. Ensure that there is equal access to Local, State and Federal Government Services.	7.1 Review and lobby for government programs and policies to provide equity of access for rural residents to all services eg Council's Management Plan, TeamWest, Area Health Action Plans, Disability Plans etc.	Council and State and Federal Government	Short term and ongoing

<i>Implementation Strategy</i>	<i>Policy Action</i>	<i>Responsibility</i>	<i>Time-frame</i>
		agencies	
8. Improve physical and social environment of Rural Villages and Service Centres.	8.1 Prepare a set of action plans for all Rural Villages and Service Centres to meet local needs for community, recreation and other needs.	Council, Government Agencies and Community groups	
9. Ensure that the needs of specific target groups in the community are met.	9.1 Review Council's Social Plan and other relevant policies to integrate actions which address the needs of rural: <ul style="list-style-type: none"> ▪ youth, ▪ older residents, ▪ residents with a disability, ▪ residents from linguistically and culturally diverse backgrounds, and ▪ low income families 	Council, Government Agencies and Community groups	
10. Explore a range of funding options, which facilitate the delivery of facilities, services and infrastructure to rural areas.	10.1 Develop a Rural Areas Section 94 Contributions Plan. 10.2 Develop a long-term funding strategy for rural services and infrastructure delivery.	Council, Government Agencies and Community groups	Short term and ongoing

6.3.4 *economic development and employment opportunities*

Objective: To provide for economic development opportunities that are in keeping with the rural character of Penrith.

<i>Implementation Strategy</i>	<i>Policy Action</i>	<i>Responsibility</i>	<i>Time-frame</i>
1. Ensure that the economic development of Penrith considers the rural land.	1.1 Amend the current economic development strategy to incorporate rural based activities such as tourism, rural employment opportunities, value adding onto existing rural activities and the potential to develop the City as a place for processing and packaging of products and supporting agriculture in surrounding localities. 1.2 Develop a City Marketing Plan that promotes the rural lifestyle benefits of working and living in Penrith.	Council and Penrith Valley Economic Development Corporation (PVEDC)	Short term and ongoing.
2. Provide employment generating opportunities in Rural Penrith.	2.1 Encourage the existing businesses to remain and expand.	Council and PVEDC	Ongoing
3. Provide economic incentives to encourage the development of rural activities.	3.1 Investigate the implementation of a scheme of rewards and incentives covering: <ul style="list-style-type: none"> ▪ financial (rate rebates) ▪ non-financial (subdivision bonus criteria) 	Council and Government Agencies	Short term and ongoing
4. Promote the City as a place for rural based tourism.	4.1 Encourage the development of rural accommodation including bed and breakfast and some ecotourism type uses 4.2 Encourage the development of tourist facilities that provide a recreation theme. 4.3 Consider the suitability of resort / convention centres to be able to utilise large holdings with the possibility of creating small lots only via a community titles scheme. 4.4 Encourage the Hawkesbury Harvest Farm Gate Trail to be extended into Penrith and then to on the LGAs to the south. 4.5 Encourage the establishment of a farmers market in the LGA to enable local growers to sell their produce locally.	Council, PVEDC and Government Agencies	Short term and ongoing

6.3.5 *infrastructure requirements*

Objective: Provide an adequate level of infrastructure for the people who live and work in rural Penrith.

<i>Implementation Strategy</i>	<i>Policy Action</i>	<i>Responsibility</i>	<i>Time-frame</i>
1. Ensure that an adequate reticulated water supply is available residents.	1.1 Adopt a policy of not permitting subdivision of land in the low pressure areas identified by Sydney Water.	Council and Sydney Water	Short term
2. Ensure that the most appropriate sewage disposal system is provided for all land in rural Penrith.	2.1 Encourage Sydney Water to provide reticulated sewerage to Londonderry and Luddenham villages. 2.2 Encourage Sydney Water to provide reticulated sewerage to the 4000 m ² lots in Cranebrook, Wallacia, Mulgoa, Orchard Hills and Londonderry. 2.3 Adopt a policy of not permitting subdivision of rural land that create lots of less than 1 hectare unless it can be connected to a reticulated sewerage system.	Council and Sydney Water	Short to medium term
3. Ensure that there are adequate community facilities to house the required level of social services.	3.1 Develop and implement action plans for the rural villages and centres to ensure that the appropriate levels of infrastructure are provided.	Council and Government Agencies	Short to medium term
4. Ensure that recreation facilities are adequate to serve the needs of the residents of rural Penrith.	4.1 Develop and implement action plans for the rural villages and centres to ensure that the appropriate levels of infrastructure are provided.	Council and Government Agencies	Short to medium term
5. Ensure that the roads in rural Penrith are adequate for the amount of existing and future traffic demands.	5.1 Prepare a road-upgrading program in consultation with the Traffic Committee and local residents.	Council and Government Agencies	Short to medium term
6. Develop a sustainable transport system for rural Penrith.	6.1 Prepare a Transport Plan which will integrate with the urban areas and address the following issues: <ul style="list-style-type: none"> ▪ Transport routes, ▪ Provide a range of sustainable transport modes, ie walking, cycling, public transport, community transport, ▪ Links between the transport nodes, and ▪ Maintaining the amenity of rural Penrith. 	Council and Government Agencies	Short to medium term

6.4 environmental opportunities and constraints

6.4.1 water catchments

Objective: To ensure that the quality of surrounding waterways is not adversely affected by development.

<i>Implementation Strategy</i>	<i>Policy Action</i>	<i>Responsibility</i>	<i>Time-frame</i>
1. Consider the cumulative impact of development on the catchment.	1.1 Establish a set of Catchment Health Indicators by which the cumulative impact of development can be measured and managed.	Council, EPA, DIPNR	Short Term
2. Ensure development does not increase the sedimentation load in surrounding water bodies.	2.1 All development is to utilise best management practices for soil and water management on the site.	Council	On-going
3. Ensure new development is located so it does not have a detrimental impact on nearby water bodies.	3.1 All development to be located an appropriate distance from waterways.	Council	On-going
4. Ensure Domestic and other forms of Effluent Disposal do not have a detrimental impact on water quality.	4.1 On-site effluent disposal is to conform to Council's adopted OSSM Strategy and the NSW Environment and Health Protection Guidelines for On-site Sewage Management for Single Households.	Council	On-going

6.4.2 *ecological management*

Objective: To ensure that the ecological integrity of the rural lands are enhanced and maintained.

<i>Implementation Strategy</i>	<i>Policy Action</i>	<i>Responsibility</i>	<i>Time-frame</i>
1. Recognise and understand the biodiversity values of rural lands.	1.1 Prepare plans linking core areas of remnant Cumberland Plain Woodland to facilitate species migration.	Council and Government Agencies in partnership with the community	Short term and ongoing
	1.2 Establish a land use and management approach consistent with State, regional, local biodiversity goals.		
	1.3 Investigate reserves and areas subject of agreement between owners and government agencies for their preservation.		
	1.4 Incorporate significant bushland in future Local Environmental Plans.		
	1.5 Determine conservation strategies for endangered and vulnerable species in the Council area in association with the National Parks and Wildlife Service.		
	1.6 Consider the implementation of environment protection zones to protect significant biodiversity areas.		
2. Preserve the existing biodiversity habitat on private lands throughout rural Penrith.	2.1 Identify and protect significant corridors of native vegetation as outlined in the Fauna and Flora Corridors Study and incorporate in the draft LEP for the City's Rural Lands.	Council	Short term

<i>Implementation Strategy</i>	<i>Policy Action</i>	<i>Responsibility</i>	<i>Time-frame</i>
3. Encourage the State Government to continue to investigate and identify the biodiversity values of Penrith.	3.1 Implement actions in the NSW Government Biodiversity Strategy that have identified Penrith Council as a lead organisation, the Australian Local Government Biodiversity Strategy and the Cumberland Plain Endangered Ecological Communities Recovery Plan.	Council and Government Agencies in partnership with the community	Short term and ongoing
4. Increase awareness and involvement in identifying, protecting and enhancing biodiversity.	4.1 Prepare guidelines for tree / vegetation evaluation including use of the 8 part test for significance under the provisions of the Threatened Species Conservation Act.	Council and Government Agencies	Short term and ongoing

6.4.3 scenic and landscape

Objective: Ensure that development has a minimal impact on the scenic and cultural landscape of Penrith

<i>Implementation Strategy</i>	<i>Policy Action</i>	<i>Responsibility</i>	<i>Time-frame</i>
1. Incorporate the preservation of landscape into a development control plan for rural areas.	1.1 Use the recommendations from Design Assessment Guidelines for Urban and Rural Penrith to develop the DCP criteria.	Council	Short term and ongoing
	1.2 Ensure that dwelling houses and outbuildings in rural areas are classified as local development under the provisions of the Environmental Planning and Assessment Act.		
	1.3 Develop guidelines for the siting and design of buildings in the rural landscape.		

Objective: Ensure that urban growth is managed to retain the rural character of Penrith.

<i>Implementation Strategy</i>	<i>Policy Action</i>	<i>Responsibility</i>	<i>Time-frame</i>
1. Carry out investigations into the impact of both urban and rural residential development proposals to ensure that it has minimal impact on the scenic and cultural landscape values.	1.1 Require all rezoning applications for new urban and rural residential development to investigate the impact of the proposal on the Landscape Character as identified in the <i>Design Assessment Guidelines for Urban and Rural Penrith</i> .	Council	Short term and ongoing

6.4.4 *heritage and culture*

Objective: To preserve the rural heritage and culture of Penrith.

<i>Implementation Strategy</i>	<i>Policy Action</i>	<i>Responsibility</i>	<i>Time-frame</i>
1. Formally recognise the heritage values of the rural areas.	1.1 Carry out a review of heritage items referred to in heritage studies of rural Penrith and incorporate these into the proposed LEP for the City's Rural Lands.	Council	Short term
2. Protect and enhance the recognised heritage values.	1.2 Prepare guidelines to ensure that the heritage values of the landscape are preserved and not harmed by development and incorporate these into a DCP for the rural areas.	Council	Short term
3. Identify the Aboriginal Heritage significance of Penrith.	1.3 Carry out an assessment of the Aboriginal Heritage of Penrith, in consultation with local Aboriginal groups, with the aim to prepare planning guidelines to ensure that it is protected.		
4. Promote and support the rural culture of Penrith.	1.4 Publish information on heritage items and include in community and tourist information 1.5 Support cultural and tourist activities which promote rural heritage eg local shows, agricultural days, heritage tourist trails etc	Council	Short term
5. Provide incentives to protect the heritage values.	1.6 Encourage landowners to carry out a heritage curtilage study and conservation plans of historic homesteads including homestead gardens.	Council	

6.4.5 *natural hazards*

Objective: Recognise the impact of natural hazards on future land use and settlement.

<i>Implementation Strategy</i>	<i>Policy Action</i>	<i>Responsibility</i>	<i>Time-frame</i>
1. Ensure bush fire risk is considered in all future settlement areas.	1.1 Identify and implement the strategic fire protection zones as contained in the Bushfire Risk Management Plan.	Council	Short term
	1.2 Consider the potential for different vegetation types to have varying impacts on fire behaviour.		
2. Ensure that land degradation is minimised.	2.1 Do not allow development to occur on land where vegetation clearing will cause erosion.		
3. Ensure that Salinity is minimised.	3.1 Identify the areas of salinity occurrence and place controls on clearing of land and land use.		
4. Identify the flooding of land as a constraint to future development.	4.1 Adopt the 1% Annual Exceedence Probability Flood as the design flood for all new development and do not allow development to occur in the identified area.		

7 conclusion

The Rural Lands of Penrith are an important feature, which distinguish Penrith in the Western Sydney and Metropolitan context. Our Rural Lands remain central to Council achieving its vision for the City. They provide both a productive economy as well as a scenic rural landscape. The Penrith Rural Lands Study highlights the need to prepare a set of strategies that will ensure that the City's rural lands are sustainable in the long term.

A growth management philosophy has been outlined which reinforces the urban containment strategies outlined in the Penrith Residential Strategy. A set of development principles has been prepared that guide future development to ensure that it achieves the balance between a productive economy, social sustainability and minimising environmental impacts. The strategies prepared canvas the areas of social and economic factors and environmental opportunities and constraints within the local government area.

It is now necessary for the Council to implement the strategies outlined in this document so that development in the rural areas will occur in a sustainable manner and our rural lands continue to make a positive contribution to the City's identity and social fabric.

Table 1 Permissibility of certain land uses

category	permissibility in each land use designation					
	Rural Conservation	Rural Conservation (Landscape)	Rural Conservation (Agriculture)	Rural Living (Mixes Uses)	Rural Living (1 and 2 hectare)	Residential (Large Lot 4000 m ²)
animal breeding (including dog kennels)	✓	✓	✓	✓	✗	✗
rural dwellings and dual occupancy (attached or detached) (maximum of two dwellings on each property)	✓	✓	✓	Second dwelling requires 2 hectares and above	Second dwelling requires 2 hectares and above	Only where sewer and water is available
extensive agriculture	✓ ✓	✓ ✓	✓ ✓	✓ ✓	✗	✗
farmgate sales (roadside stalls)	✓	✓	✓	✓	✓	✗
home based businesses	✓	✓	✓	✓	✓	✓
intensive plant growing	✓	✓	✓	✓	✗	✗
intensive animal establishment	✓	✓	✓	✓	✗	✗
rural produce stalls	✓	✓	✓	✓	✗	✗
rural sheds	✓	✓	✓	✓	✓	✓
rural truck keeping	✓	✓	✓	✓	✓	✓
tourist facilities	✓	✓	✓	✓	✓	✓

✓ ✓ without development consent

✓ with development consent

✗ prohibited