21.03 KEY ISSUES

The key issues for the Shire are:

21.03-1 Settlement

- Managing expectations regarding future residential or rural residential development of rural land, and promote sustainable rural land use.
- Maintaining a separation between townships and avoiding extending residential development in a linear form along the coast.
- Protecting areas of environmental, landscape, agricultural, cultural or recreational significance.
- Managing significant pressure from population growth and visitors.
- Avoiding development in inappropriate locations.

21.03-2 Land uses

Population and housing

- Providing housing to meet the demands of a changing demographic profile.
- Catering for an increasingly aged population.
- Providing affordable housing in the municipality.

Commercial

- Growing the local economy and encouraging local employment.
- Increasing the supply of commercial land in the main business centres of the municipality.
- Providing business services that cater to both residents and visitors.
- Managing the implications of being a premier tourist destination.
- Clarifying the role and functions of industrial areas.
- Understanding the future opportunities for industrial activity across the municipality.

Rural

- Protecting productive agricultural land.
- Diversifying agricultural industry.
- Developing value adding rural industries in the Shire.

21.03-3 Environment

- Managing the coastline, which contains the main proportion of significant habitat.
- Protecting areas subject to future impacts as a result of climate change.
- Seeking a balance between urban growth of coastal communities and planning for the effects of climate change.
- Halting the decline and fragmentation of indigenous vegetation.
- Conserving and enhancing of the municipality’s biodiversity.
- Balancing the competing interests of protecting existing habitat and development pressures.
- Maintaining water quality (avoiding increased concentrations of nutrients and suspended sediments) by better managing erosion, agriculture, forestry and urban uses.
- Protecting estuarine, river and coastal environments, from pollution, high nutrient run off and flash flooding.
- Managing environmental hazards including:
  - The effects of climate change.
  - Land subject to subsidence due to previous coal extraction.
  - Increased areas affected by salinity.
  - Erosion and landslip.
  - Acid Sulphate Soils.

21.03-4 Landscape and Built form

- Maintaining individual settlement identity.
- Protecting coastal and hinterland landscapes and views.
- Managing the pressures to develop land in locations of high scenic value.
- Seeking high quality design outcomes that incorporate Environmentally Sustainable Design principles.

21.03-5 Infrastructure

- Creating an efficient public and community transport system.
- Providing cycling and walking tracks.