

**Attachment 6:
Draft Tweed Rural Land Strategy
Your Say Tweed – Survey responses to all 25 proposed amendments**

The following information represents an analysis of responses received from attendees at the two Community Conversations convened by Council on Wednesday 6 March 2019, along with a sample of feedback provided.

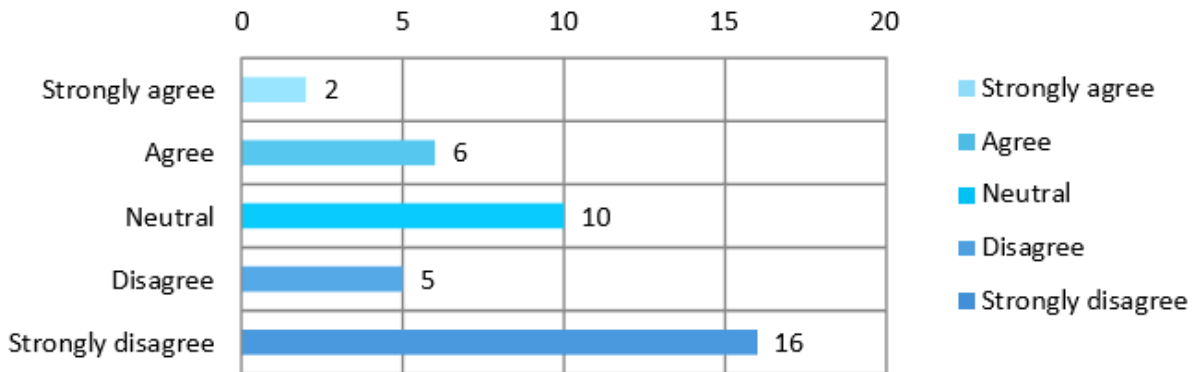
Proposed Amendment 1

Do you agree with the proposed amendment to **Action No.10?**

Theme: Lot size increase - RU1 (10ha MLS)

Original action: Sought to increase the minimum lot size for all RU1 zoned land to 40 hectares.

Amendment: Proposes to review implications to ensure no unintended outcomes and dwelling entitlements retained.



- No reason RU1 should have a lower min size than RU2
- There are properties that are already in primary production on smaller lots
- It seems hard to believe that the outcome of community consultation identified that the majority of submitters preferred to retain the existing levels of rural housing given that council has recognised the need for diversity on the Tweed which is 'driving' the Rural Land Strategy. Many rural landowners are seeking smaller lot size
- It should remain as is to protect what is currently and to assist owners should they want to reduce their land and sub divide.

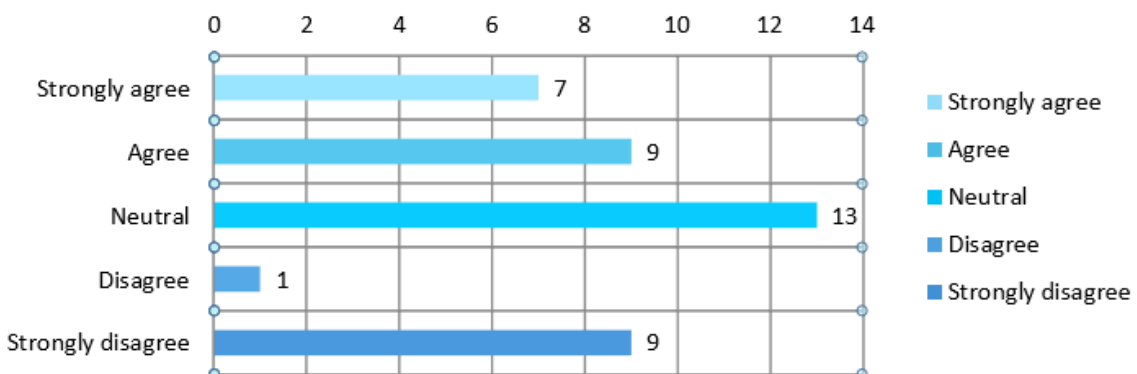
Proposed Amendment 2

Do you agree with the proposed amendment to **Action No.46?**

Theme: Climate change sustainable landuse practices

Original action: Sought to awareness and action on climate change.

Amendment: Proposes to change from medium term to short term.



- I believe this will highlight all the good that rural businesses provide for the environment as well as the economy
- Urgent attention is required
- Waste of money. Leave as is
- This amendment would work in tandem with the action 93 , which, most unfortunately, could be struck out

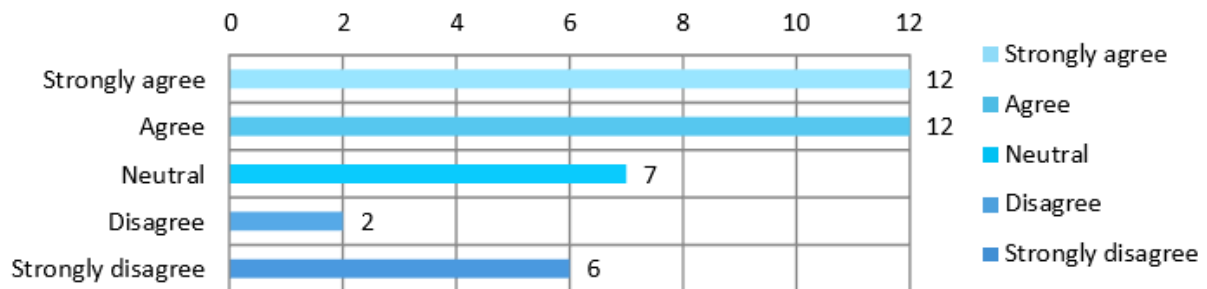
Proposed Amendment 3

Do you agree with the proposed amendment to **Action No.47?**

Theme: Diversification and value-adding

Original action: That this action occur in the medium term (2-5 years).

Amendment: Proposes this action occur in the short term (1-2 years).



- Information sharing is very important to the long term viability of the rural agricultural and horticultural industry. This information needs to be presented and available in the mediums that rural businesses can access and use easily.
- Agree if this allows opportunity for rural land owners to have their say in how the council can assist in making their futures more sustainable
- This action can be worked in with rural lifestyle and smaller lot sizes giving the farming community more choices and more diversity particularly to supplement income
- 1-2 years is too short a time to gather information from those who it is intended for and then train.

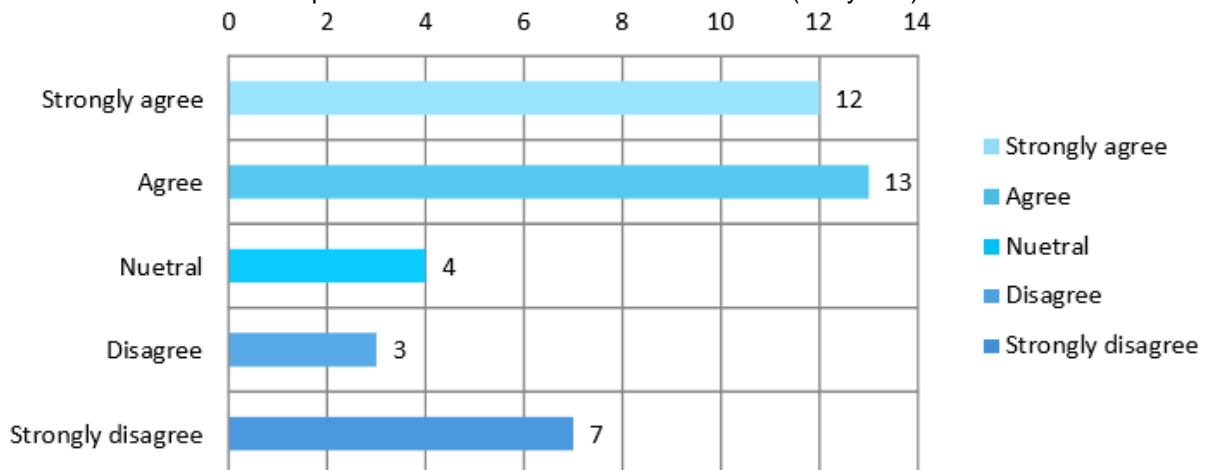
Proposed Amendment 4

Do you agree with the proposed amendment to **Action No.48?**

Theme: Priority land uses

Original action: That this action occur in the medium term (2-5 years)

Amendment: Proposes this action occur in the short term (1-2 years)



- Protecting our farms and farmers is vitally important to ensure the future of all of Tweed. I believe that information sharing will also become intricate in this process
- Strongly agree, this allows a sustainable future for rural land owners and may solve our main issue in secondary dwellings as an income for rural land that agriculture may be unable to be maintained on
- No need to bring forward. keep as it is and concentrate on getting the right information and asking what the actual land owners want / need
- Rural and eco-tourism is a must for this area

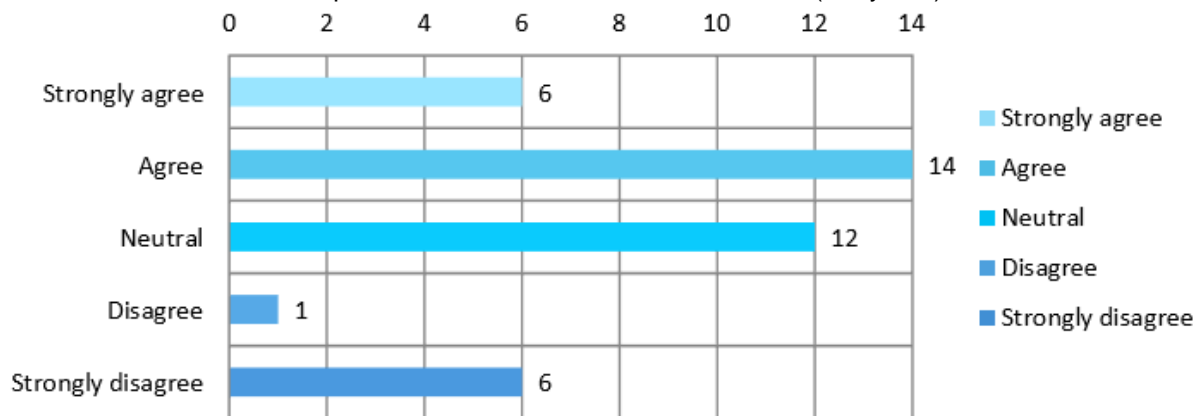
Proposed Amendment 5

Do you agree with the proposed amendment to **Action No.55?**

Theme: Roadside stalls

Original action: That this action occur in the medium term (2-5 years)

Amendment: Proposed this action occur in the short term (1-2 years)



- This encourage tourism as well as provide locals important information to support locals. I believe an App would be better received by the general public.
- No trouble here, but I would suggest you get all your stall holders onto tap n go technology and security systems or you are creating a road map for looters / thieves
- 2012 was 7 years ago and this should already have been completed
- Why does this have to be part of the rural strategy document, it should just be done. How could this take more than a few months to identify key stakeholders and form a protocol around joining up and updating the website for new or removed participants.

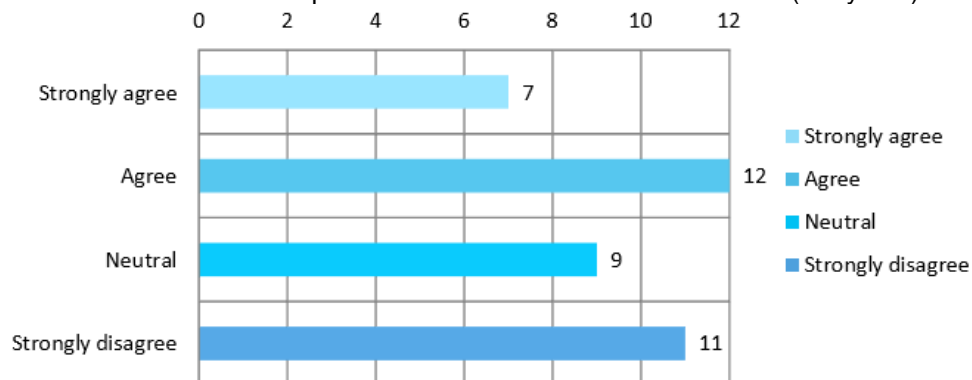
Proposed Amendment 6

Do you agree with the proposed amendment to **Action No.56?**

Theme: Function centres

Original action: That this action occur in the medium term (2-5 years)

Amendment: Proposes this action occur in the short term (1-2 years)



- This encourages agricultural tourism and will provide struggling farmers with an extra income. This I believe will keep younger families on the farm and ensure that future of Tweed Agriculture.
- Function centres should be made permissible on RU2 given the land able to accommodate and pathway to an income for farmers unable to maintain their 100% of their land.
- This implication also supports the diversification of rural land via smaller lot sizes and more rural occupancy
- the ability for these land owners to diversify is so important
- This needs to be thoroughly investigated and consulted upon. Function centres require careful management and only few properties would be suitable for this type of development under strict conditions. If adopted a similar approach should be taken to that of Byron Shire Council with closing times no later than 8pm, guests offsite no later than 8.30pm, distance of at least 500m to the nearest dwelling on a neighbouring property etc.

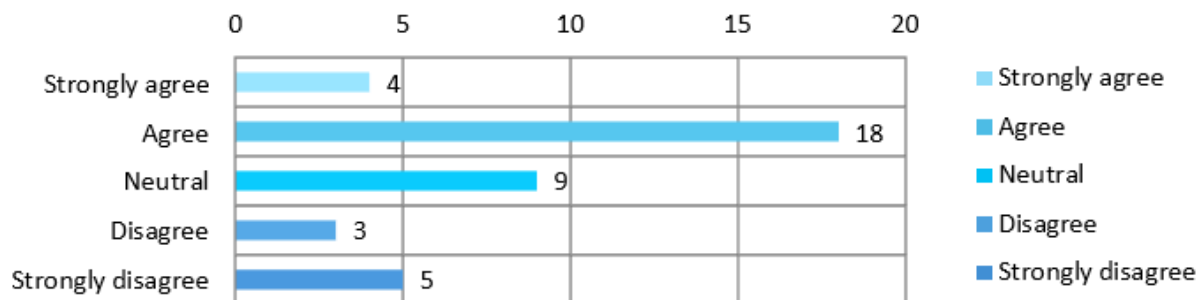
Proposed Amendment 7

Do you agree with the proposed amendment to **Action No.58?**

Theme: Processing and packaging hub

Original action: Proposed amending the Economic Development Strategy to promote rural Tweed as a place to process and package rural produce

Amendment: Proposes the entire Tweed be promoted



- You will need to visit the land owners opinions and physically capability to do this. You cannot determine the future of land use for the land owners as that leads to communism by the council.
- Keeps economic activity local, supporting the farming community
- There isn't much opportunity for processing and packing that isn't in Rural Tweed. Broader Tweed isn't suitable
- great idea, further development of industrial estate required allowing greater access for b doubles to Pacific HWY i.e. ` put the road in running due east/west to HWY from Lundberg Drive

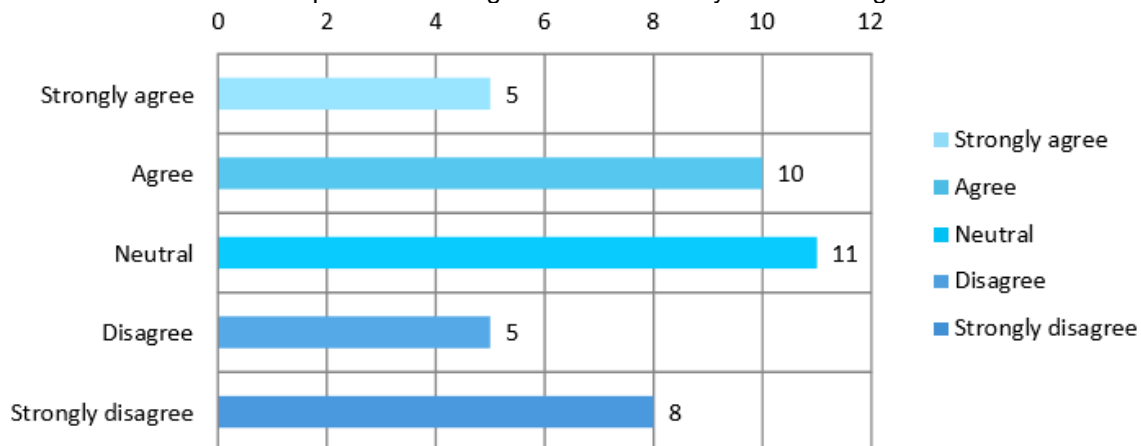
Proposed Amendment 8

Do you agree with the proposed amendment to **Action No.62?**

Theme: Tweed Destination Management Plan

Original action: Sought to promote rural Tweed as a lifestyle and tourism destination

Amendment: Proposes removing reference to lifestyle and visiting rural Tweed



- This will be great for restaurants using local produce, and encourage many to use local products.
- Rural farmers need smaller lot sizes to enable them to contribute to the economy but to also enable them to subdivide their land to encourage grown up family members to share a rural lifestyle but with separate abodes. Farming practices are changing. During the development of the Rural Land Strategy throughout the 5 stages, a key theme coming through has been diversification, rural lifestyle, and rural dwellings.
- Why remove this part of the action? I'm seeing the removal of these elements as a way of justifying the removal of the ability to have a second detached dwelling. How can rural locations be expected to promote tourism if you won't allow them to build accommodation to facilitate the action?

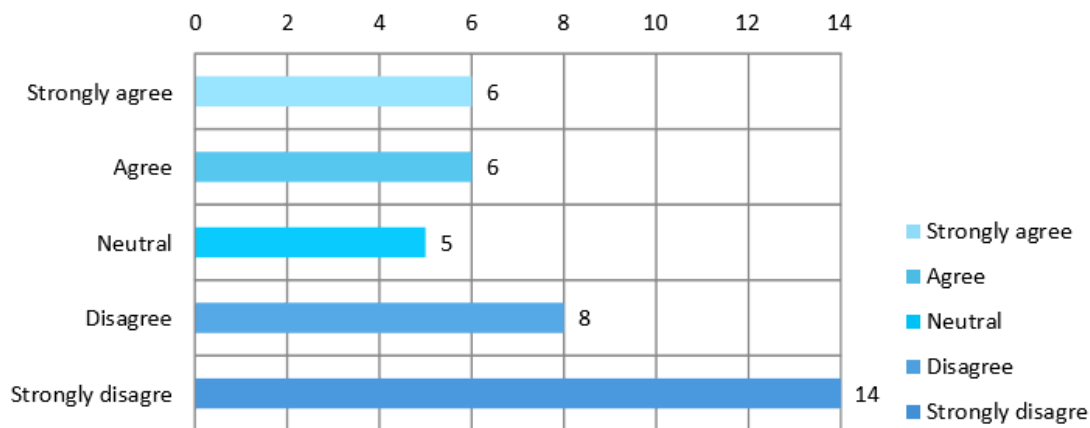
Proposed Amendment 9

Do you agree with the proposed amendment to **Action No.63**?

Theme: RU1 and RU2 zones increased flexibility

Original action: Proposed increasing the range of permissible with consent landuses in the RU1 and RU2 zones

Amendment: Proposes undertaking further investigations prior to proceeding with this action.



- Needs to be actioned now, not investigated
- I strongly agree with the original action 63
- Should be amend as per prior Draft
- By increasing the range of permissible with consent land uses in the RU1 and RU2 zones more people can access a rural lifestyle which is meeting the demands of the current Tweed area. This proposal needs action rather than further investigation

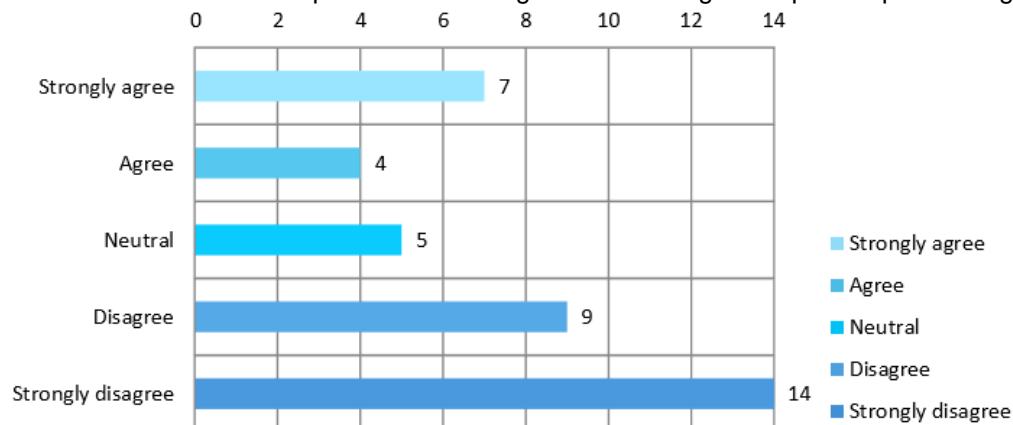
Proposed Amendment 10

Do you agree with the proposed amendment to **Action No.64**?

Theme: RU1 and RU2 zones increased flexibility

Original action: Proposed amending the objectives of the RU1 and RU2 zones to support provision of greater flexibility and certainty of landuse outcome

Amendment: Proposes undertaking further investigations prior to proceeding with this action.



- The reality is that there needs to be flexibility as to how rural owners can be economically viable
- Needs to be actioned now, not investigated
- Should be amend as per prior Draft
- Rural landowners have expressed the need for greater flexibility and certainty of landuse outcomes. Therefore amending the objectives of the RU1 and RU2 zones is required to support provisions of greater flexibility and certainty of landuse outcomes.
- Processing on farm to avoid double handling of produce (extra petrol in transport).
- Diversification also is needed - to earn some non-farm income through getting access to the tourism \$ that comes to town - farm stays or farm tours or public picking of produce. Even a limited (10 times per year) wedding licence to allow our most beautiful private location in the Tweed - our farmland to be available to host a wedding and get more tourists come to the area rather than go to Gold Coast or Byron to get married.

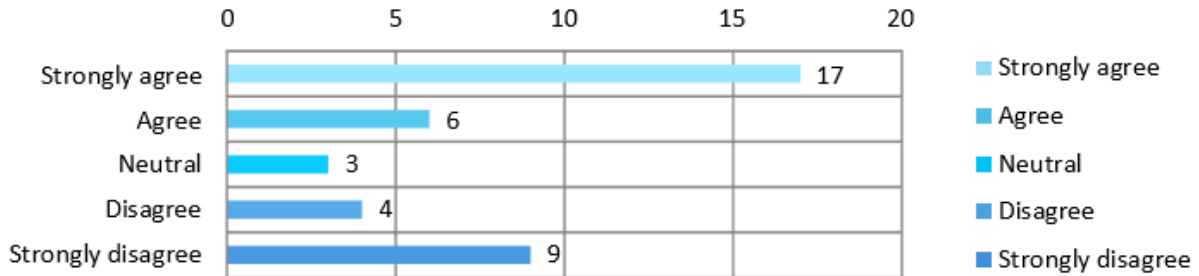
Proposed Amendment 11

Do you agree with the proposed amendment to **Action No.67?**

Theme: Tourist and visitor accommodation

Original action: Proposed making a limited range of Tourist and visitor accommodation permissible with consent in the RU1 and Ru2 zones

Amendment: Proposes consideration of a broader range of Tourist and visitor accommodation



- Internationally it is clear that having tourist and visitor accommodation available in rural areas leads to a significantly more viable community
- Needs to be actioned now, not investigated
- This is an economically conscious move that will benefit the community and Council
- Let the rural landowners develop tourist and visitor accommodation in alignment with Tweed Council guidelines. Rural landowners need alternative ways to make a living and to supplement a realistic income. This supports the need for diversification of rural land use in the Tweed.
- Definitely agree with this amendment, tourist and visitor accommodation is so important for this areas growth; especially the eco and farm stay accommodation.

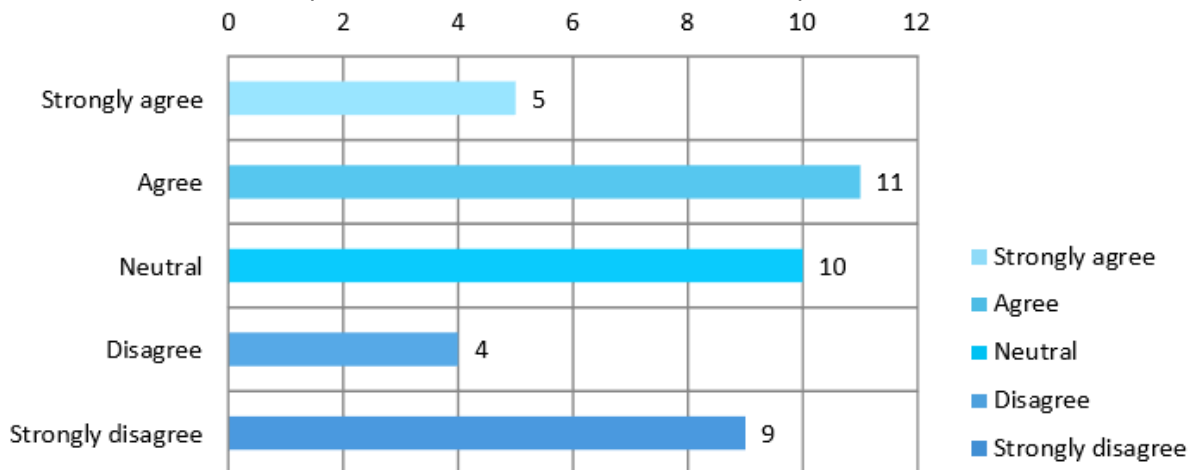
Proposed Amendment 12

Do you agree with the proposed amendment to **Action No.80?**

Theme: Attached commercial and retail development

Original action: Provided no size limit to restaurants and tea houses when in association with rural dwellings

Amendment: Proposes small commercial and retail development



- However, the size limit must be within reason, larger than small-scale but within zoning parameters
- Strongly disagree with weakening of language
- Agree. Previous input to the drafts for the Rural Land Strategy has recognised that small restaurants and tea houses and boutique industries are becoming more and more of a sustainable and achievable way for rural occupants to make a living and to also meet the needs of what tourists are seeking when visiting this area.
- There is significant potential for land use conflict so it is agreed that the size of these establishments should be limited.
- Why should only small scale restaurants be considered

Proposed Amendment 13

Do you agree with the proposed amendment to **Action No.68?**

Theme: Restaurants and cafes – RU1 zone

Original action: Proposed making restaurants and cafes permissible with consent within the RU1 zone

Amendment: Proposes further investigations prior to considering this action.



- Needs to be actioned now, not investigated. Disagree with weakening of language.
- It is appropriate that Council have guidelines with respect to OH&S and legal requirements for making restaurants and cafes permissible with consent. It is meeting the needs of diversity to have restaurants and cafes as such in RU1.
- I agree with the original statement - I agree with :Proposed making restaurants and cafes permissible with consent within the RU1
- This needs to be thoroughly investigated and consulted upon to ensure the right outcome.
- Just get on with the investigating adding this option vs investigating whether we should investigate it. Strict operating hours need to be enforced so as not to impact the amenity on other rural land owners.

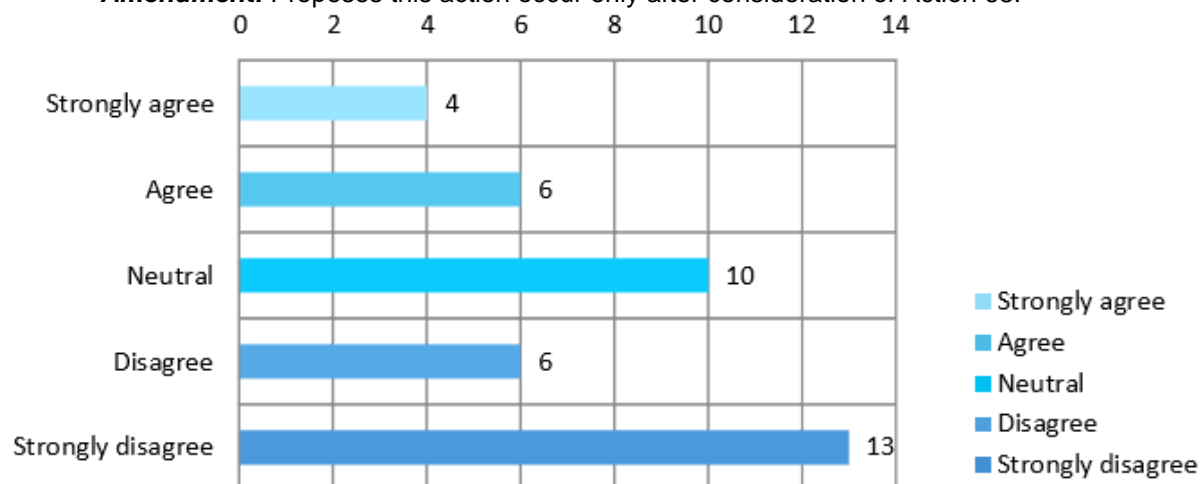
Proposed Amendment 14

Do you agree with the proposed amendment to **Action No.69?**

Theme: Restaurants and cafes – RU1 zone

Original action: Proposed preparation of planning guidelines to ensure that restaurants and cafes in the RU1 did not adversely affect the rural landscape

Amendment: Proposes this action occur only after consideration of Action 68.



- I believe the Tweed is beautiful and people will want to get married here. I also believe a lot of investigation has occurred, to create the guidelines. I think the action 77 should go ahead as is.
- Again, the community seeking weddings in rural areas, is another example of diversity of landuse in a progressive Tweed. Guidelines would be essential.
- Guidelines for operation of wedding functions in rural areas is a major economic growth area and should be continued without further investigations
- The need for diversity supports the current need for planning guidelines to ensure that restaurants and cafes in RU1 can work effectively in the rural landscape. It is already happening in prime agricultural land in Cudgen on small lots.

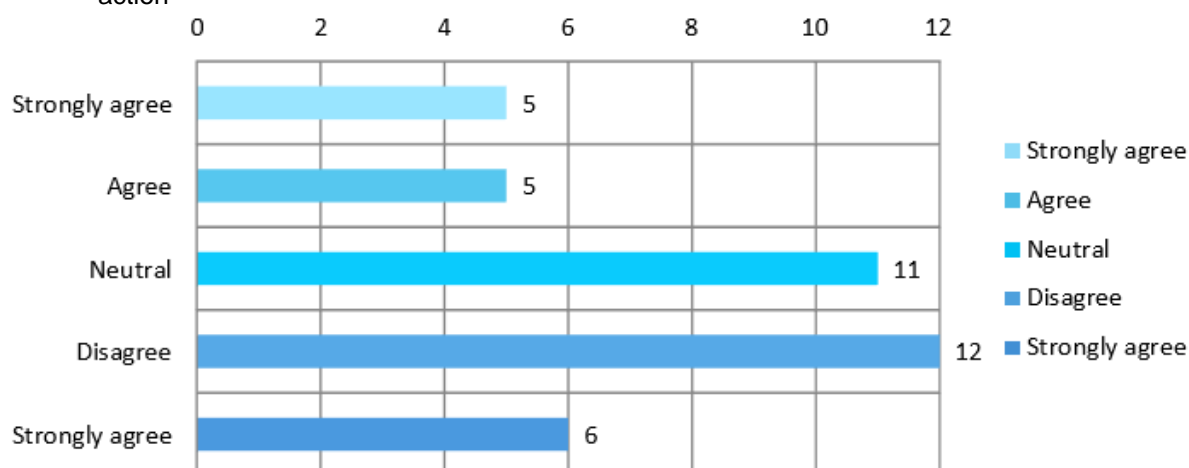
Proposed Amendment 15

Do you agree with the proposed amendment to **Action No.77?**

Theme: Wedding functions

Original action: Proposed preparation of guidelines for operation of wedding functions

Amendment: Proposed further investigations prior to deciding whether to proceed with this action



- Needs to be actioned now, not delayed
- Until the definition of each land use is available to the public, people will be unsure where they stand

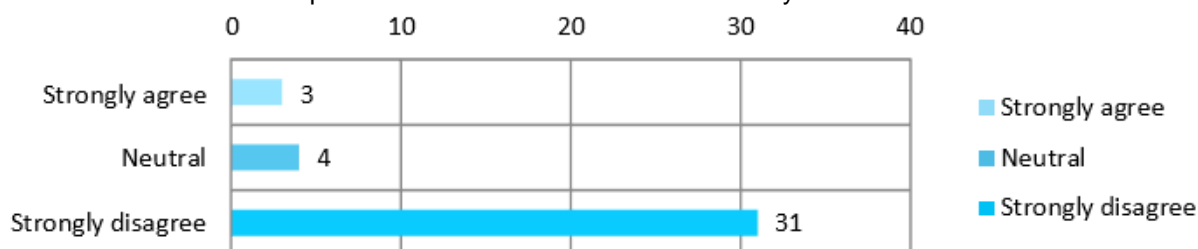
Proposed Amendment 16

Do you agree with the proposed amendment to **Action No.82?**

Theme: Dual occupancy (detached) on properties greater than 40ha

Original action: Proposed making detached dual occupancy dwelling permissible with consent on allotments of at least 40 hectares

Amendment: Proposes deletion of this action in its entirety



- Being the owner of one of the very small percentage of RU2 zoned properties, it is inherently unjust to not permit this flexibility. We are surrounded by smaller properties with house entitlements, and the ability to provide housing in return for assistance with farm operations is essential for viability, as well as the increasing need to maintain security for on farm operations. It is unjust to force a senior landowner to move off the property so as to allow a younger generation to be able to take over management of the farm.
- Land size should be reduced if anything due to housing affordability
- This is such an important item. Considering that housing is being less affordable and ageing land owners will potentially need further assistance in land maintenance / arm operations, it is crucial that dual occupancy dwellings are permissible. Removing this action in its entirety would be a real shame with potential serious ramifications.
- The proposal should go ahead. Allowing an extra dwelling on properties would greatly help struggling farmers, either with extra income through rent or with allowing other family members to live on the property and help, while still having some privacy.

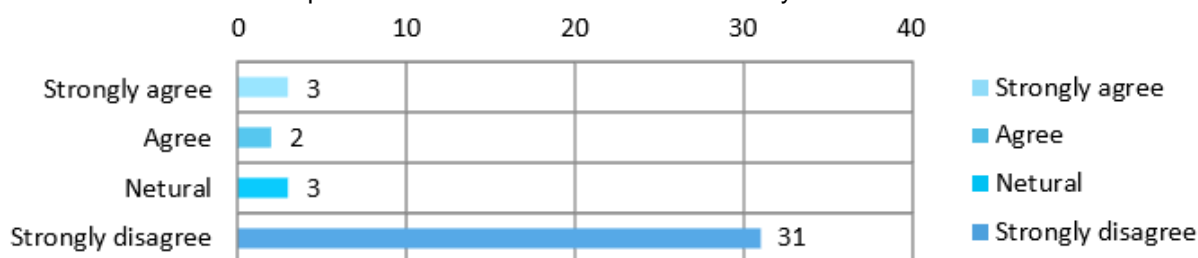
Proposed Amendment 17

Do you agree with the proposed amendment to **Action No.83?**

Theme: Secondary Dwellings on properties greater than 10ha

Original action: Proposed making secondary dwelling permissible with consent on allotments of at least 10 hectares

Amendment: Proposes deletion of this action in its entirety



- This is very important to go ahead. It has been mentioned in many meetings as being important factor to allow family farms to continue in a viable fashion. Not all farming activities require large areas of land to farm, but take a lot of man power. Family workers are more affordable than outside people and also create a stronger environment for small children.
- With rising rent prices and property values, friends and families are needing to pool together to buy/rent rural properties. A second dwelling makes this possible, and with council consent people won't be doing it illegally which creates more dangers.
- Higher value and higher employment rural land uses sought in the Shire will require more housing accommodation for family/staff not less. Dual occupancy would provide the opportunity to attract and retain high quality people on the site and would be to the public benefit.
- The original proposal should go ahead. Much of the terrain on these sized blocks is undulating, making it difficult and expensive to build an attached dwelling, especially when considerations for passive solar/ northern aspects are included in the design.

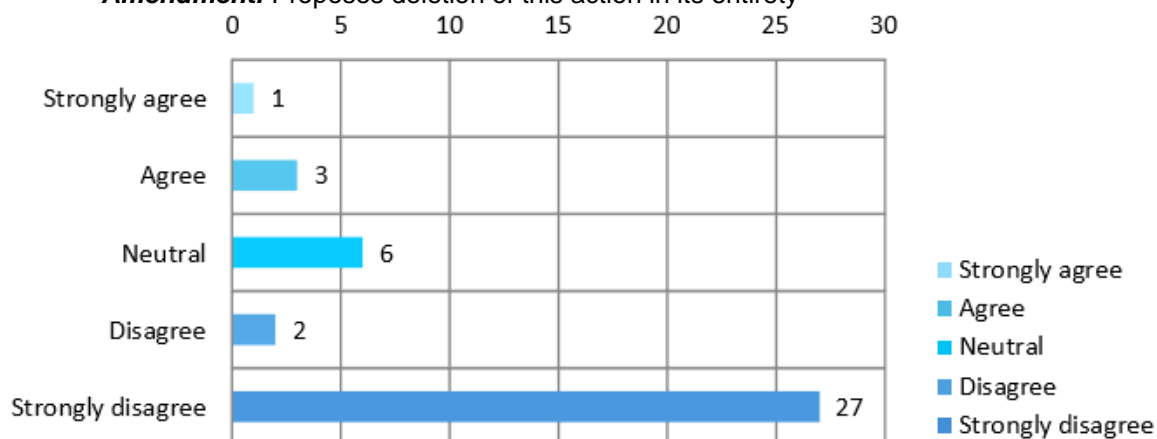
Proposed Amendment 18

Do you agree with the proposed amendment to **Action No.84?**

Theme: Rural workers' dwellings

Original action: Proposed removing the requirement to demonstrate that the property is remote or isolated when seeking approval to build a rural workers' dwelling

Amendment: Proposes deletion of this action in its entirety



- With modern transportation, it is not likely that there is any property in the shire that could be considered to be "remote or isolated". Any active farming operation should be permitted a rural worker's dwelling in order to facilitate operations and make the possibility of hiring work experience based work possible.
- A workers cottage is a great way for farmers to get help maintaining their farms. This should be made as easy as possible.
- With the tight rental market in the tweed, offering accommodation as part of an employment package makes any advertised position more attractive, especially to job seekers moving into the tweed area.

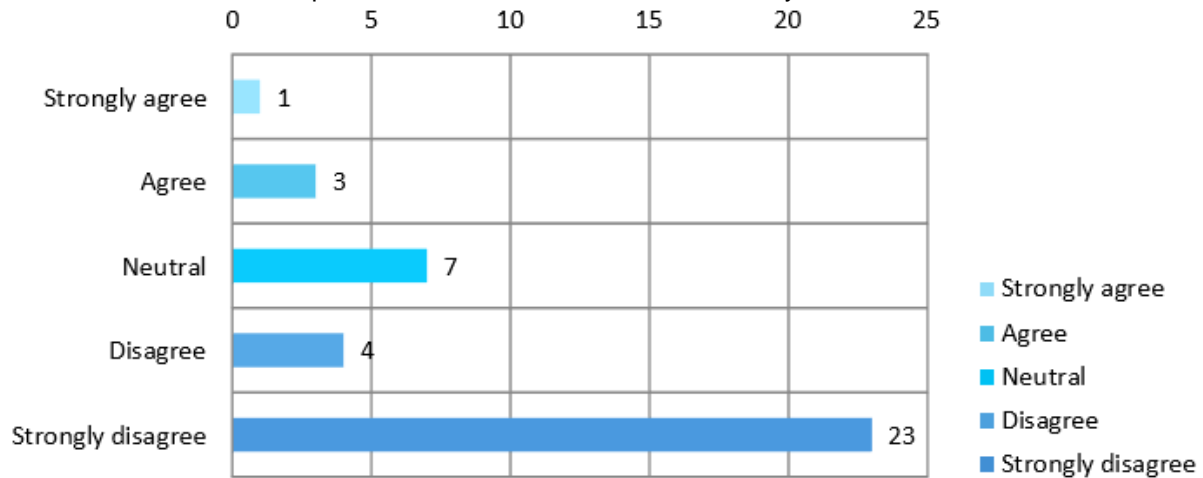
Proposed Amendment 19

Do you agree with the proposed amendment to **Action No.87**?

Theme: Development contributions for small detached dwellings

Original action: That small detached dual occupancies not larger than the size requirements for secondary dwellings be exempt from development contributions

Amendment: Proposes deletion of this action in its entirety



- If higher value rural land uses and employment are to be encouraged than exemption from these development contributions should be permitted.
- Affordable housing crisis. This needs to stay.
- It's reasonable to expect some contribution but could be a reduced payment.
- Council development contributions can at times make that secondary dwelling not affordable to construct.

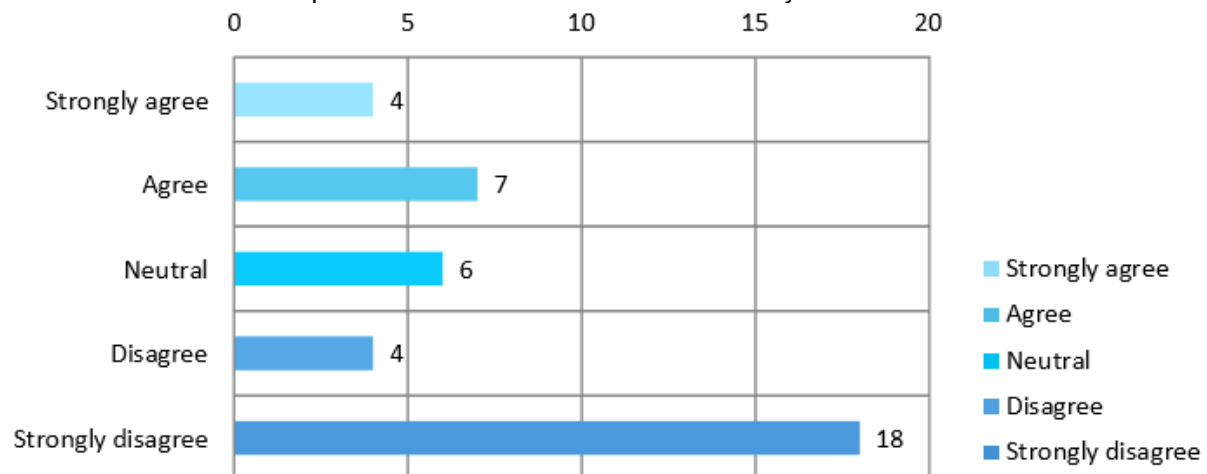
Proposed Amendment 20

Do you agree with the proposed amendment to **Action No.88**?

Theme: Rural subdivision – supply and demand analysis

Original action: That rezoning requests to seek a dwelling entitlement must provide a supply and demand analysis in addition to other requirements

Amendment: Proposes deletion of this action in its entirety



- In the case of a farm wanting to purchase land from a neighbouring property, its size will increase and then require rezoning.
- All rural lots should automatically have a dwelling entitlement

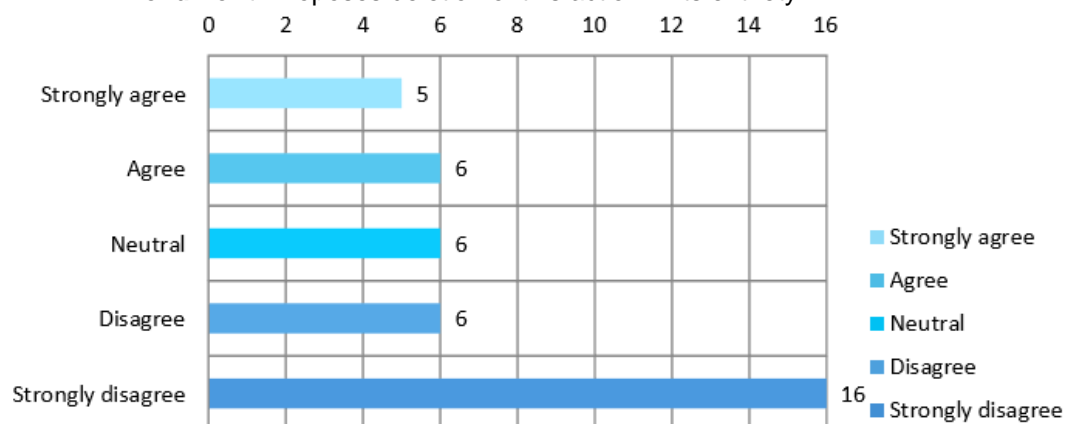
Proposed Amendment 21

Do you agree with the proposed amendment to **Action No.89**?

Theme: Rural residential – supply and demand analysis

Original action: That a supply and demand analysis be completed as a first step in determining the need for further subdivision of rural land

Amendment: Proposes deletion of this action in its entirety



- In the case of a farm wanting to purchase land from a neighbouring property, its size will increase. But often businesses cannot afford to purchase the whole neighbours farm, but just part thereof. This would increase neighbours properties and allow to 10 or 40 plus to stay the same.
- The variation of landforms in the Tweed may benefit from a supply and demand analysis in determining the further need for subdivision of rural land. Rural land which is not necessarily prime agricultural land could be considered for further subdivision for rural housing for people seeking a rural lifestyle who are not relying on the land for their sole income.
- Accommodation and residences for predicted population increase will eventually need addressing
- An analysis could easily be skewed in a positive direction and be difficult to refute.

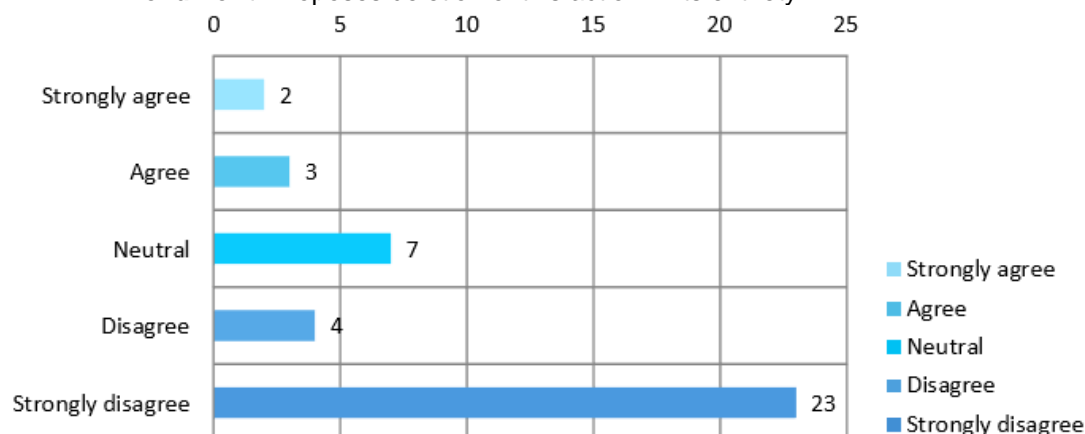
Proposed Amendment 22

Do you agree with the proposed amendment to **Action No.91**?

Theme: Undersized allotments without dwelling entitlements – assessment criteria

Original action: That assessment criteria be developed to assist applicants and Council in deciding on the merits of subdivision requests

Amendment: Proposes deletion of this action in its entirety



- The needs of farmers change and therefore they need to keep in contact with Council to discuss these. Council should want to talk to its people and see what their needs are. There are many extenuating circumstances that require a rezoning for a new building; like the need to create an office because the farm is going so well, or the need for a granny flat to look after an ageing parent.
- It is important that an assessment criteria or planning instrument is developed to assist applicants and Council in determining the merits of rezonings seeking to obtain legal dwelling entitlement.
- There's usually a valid reason why a parcel of land doesn't have a building entitlement.

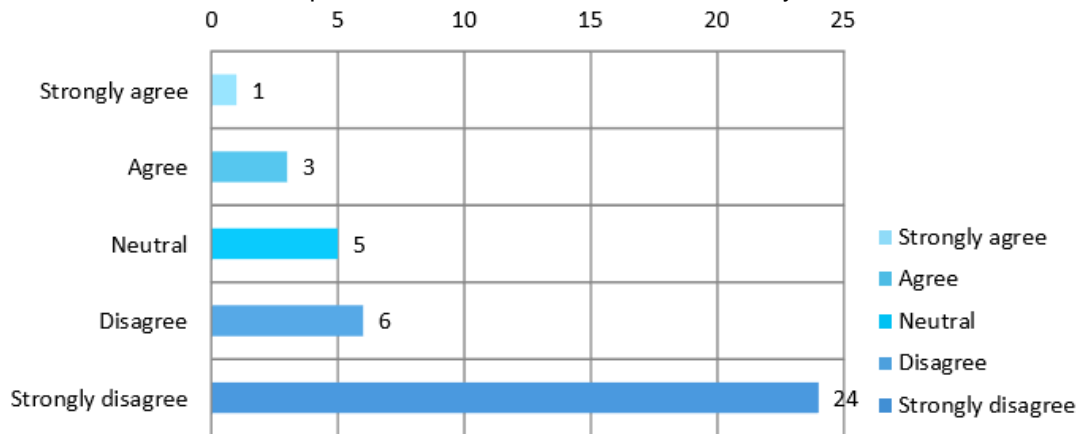
Proposed Amendment 23

Do you agree with the proposed amendment to **Action No.92?**

Theme: Allotments split by infrastructure

Original action: That a review be undertaken to determine the implications of allowing subdivision of properties split by major infrastructure

Amendment: Proposes deletion of this action in its entirety



- Should be actioned
- If your property is divided through no choice of your own, it may become unviable as a business. Council needs to have an open conversation with these people to see how they can assist them.
- Can be practically impossible to operate on an economic basis a property that is bisected.
- It is important not to remove this action 92. Rural landowners whose property(s) has been split by major infrastructure may need support to enable subdivision but this is probably a case by case scenario.
- Properties I know of have the M1 running through the middle of them and the land owners are not allowed to split the property into two. I don't think a review is needed to know that this should just be allowed.

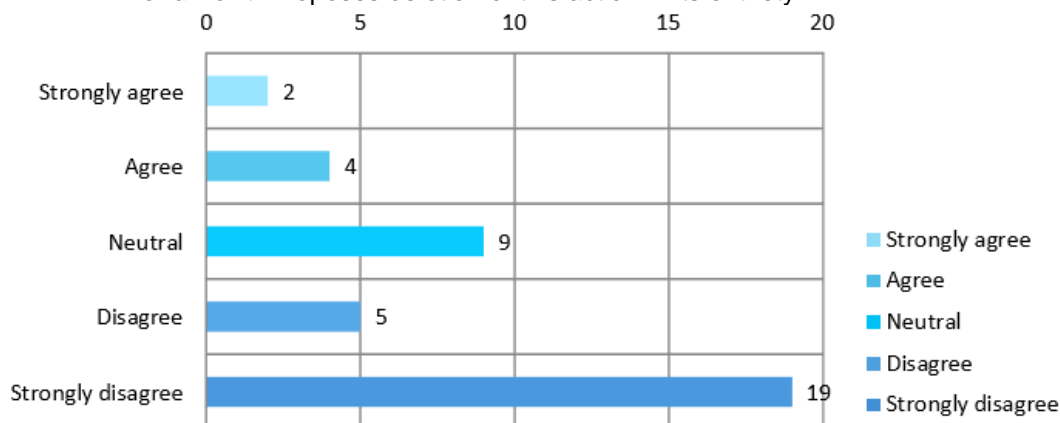
Proposed Amendment 24

Do you agree with the proposed amendment to **Action No.93?**

Theme: MO and Community Title

Original action: That investigations be undertaken into the ability of existing legal multiple occupancies to be converted into another form of title

Amendment: Proposes deletion of this action in its entirety



- Please do not remove action 93; the Tweed has legal MOs. As an occupant of a legal MO I am devastated by this amendment. This action has been discussed personally with council members and we were led to believe that a planning instrument could be developed to enable a change of title particularly as inter-generational needs are necessitating that families have title to their land. Neighbouring councils have addressed this need.
- I agree that investigations be undertaken into the ability of existing legal multiple occupancies to be converted into another form of title.

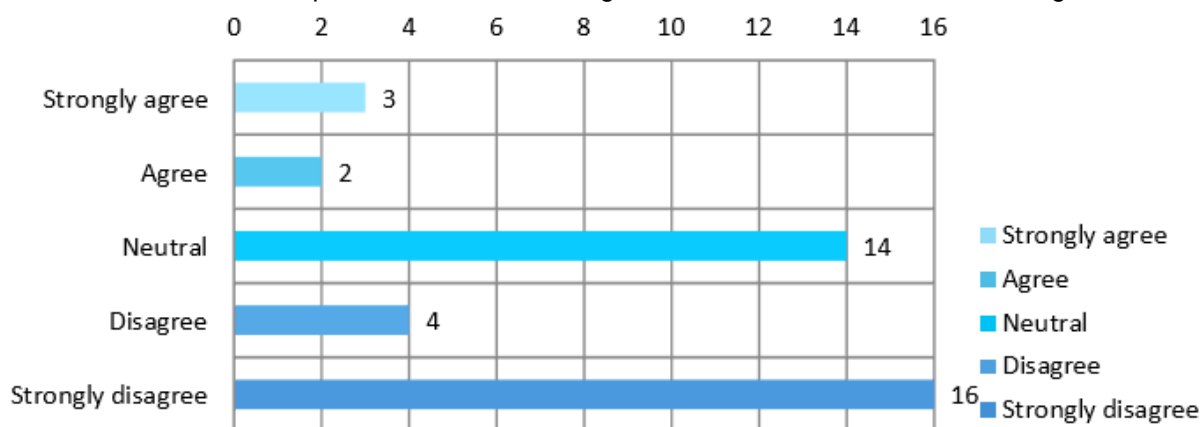
Proposed Amendment 25

Do you agree with the proposed amendment to **Action No.135**?

Theme: Forestry

Original action: That forestry activities be undertaken in a manner which supports good environmental outcomes

Amendment: Proposes alternative wording which seeks a similar outcome to original



- Forestry activities on private and State land should be monitored and surveyed to ensure the best possible outcome for the overall health of the ecosystems that are directly impacted.
- Forestry industry need to be supported and also maintained in an environmentally sustainable way. By taking this out, you stop council having control over the situation.
- The Tweed has many unique tree species. It is important that forestry activities be undertaken in a manner which supports good environmental outcomes.
- Selective logging practices do more good than harm, allowing new growth to come through the forest, instead of waiting for a big old tree to die and crash to the ground, doing damage to the undergrowth with no productive benefit to anyone, or nature.
- I support people growing trees/forests on their own land - to absorb the carbon in the air and have a cleaner environment.
- Because these land owners will get next to no income from growing forests for at least 20 to 30 years then they should be able to build an additional dwelling or two than a comparable sized vegetable farm property that gets constant income all year.
The extra rent will make the forestry viable over the next 20 or 30 years.