



Shaping the Future of the Tweed

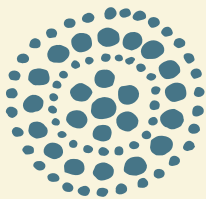
Discussion paper



TWEED
SHIRE COUNCIL



Statement of acknowledgment of the Bundjalung Aboriginal Nation



We wish to recognise the generations of the local Aboriginal people of the Bundjalung Nation who have lived in and derived their physical and spiritual needs from the forests, rivers, lakes and streams of this beautiful valley over many thousands of years as the traditional custodians of these lands.



Contents

| | |
|--|----|
| Where are we now? | 4 |
| Who we are | 8 |
| Population and housing | 9 |
| Age distribution | 9 |
| Employment and income | 10 |
| What will the strategy achieve? | 12 |
| Desirable outcomes | 13 |
| Housing diversity and choice, understanding residential density | 13 |
| Diversity | 13 |
| Affordability | 14 |
| Sustainability | 14 |
| Liveability and wellbeing | 15 |
| Reliability and certainty | 17 |
| Visions for the Tweed's future | 18 |
| Considerations: Themes and principles | 20 |
| Theme 1: Settlement pattern | 21 |
| Theme 2: Housing supply | 22 |
| Theme 3: Amenity, character, heritage and lifestyle | 23 |
| Theme 4: Matching planned growth with the provision of infrastructure and services | 24 |
| Theme 5: Housing diversity, choice and affordability | 25 |
| Theme 6: Provision of employment land | 26 |
| Theme 7: Protection of the natural environment | 27 |
| Theme 8: Protection of productive agricultural land and rural values | 28 |
| Theme 9: Resilience to natural constraints and hazards | 29 |
| Theme 10: Processes and systems | 30 |

Where are we now?



With a population approaching 100,000 people, the Tweed is the largest and fastest growing local government area in New South Wales.

The *Growth Management and Housing Strategy* (GMHS) explores opportunities to shape the future of the Tweed and maintain those features that have kept it such a desirable destination.

Opportunities exist to have a greater diversity and choice in housing types, an important feature of the expected demand for housing as the population ages, and more single person households are needed.

The GMHS is now at an important phase in its development, seeking to establish the vision for what the Tweed's future will look and feel like.

With a desire to live, work and play in the Tweed comes the need to ensure that a range of lifestyle, housing, and employment options exist, which will include consideration of where we might live.

This discussion paper will work through some of the fundamental matters that need to be considered when we discuss what housing and employment land alternatives are possible in the future.

As change continues, it is the place of the GMHS to guide that change in a way that the community feels is acceptable.

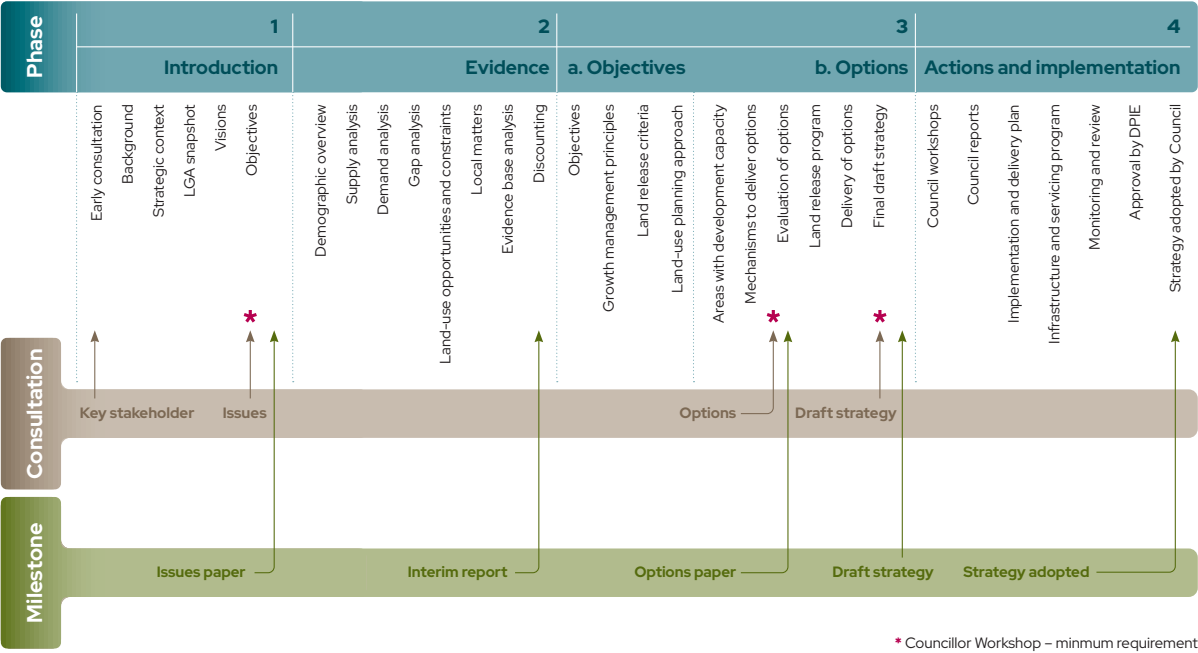
In early 2024 an options paper will be placed on public exhibition; this will be an opportunity for the community to discuss details about what changes are being proposed.

The options paper goes on exhibition, Council would like to have conversations about a vision and key considerations that are guiding housing options and employment growth opportunities.

Earlier phases of the project involved extensive consultation when the Issues Paper was publicly exhibited in early 2022.

The GMHS is now moving towards the options phase of the project, a time to look at what has been said and learnt so far and propose changes that might establish a dynamic future for the Tweed.

Process summary (housing and employment land)



The Tweed is a diverse community, with a population approaching 98.000, and projected to continue to grow.

While it might be difficult to consider what is possible or probable in 20 years from now, plans such as this, need to look at least 20 years ahead, to ensure that changes can be accommodated.

Increasing size of population must also consider the composition of that population for example, the Tweed is aging faster than the NSW average.



A photograph of a large group of people sitting on a grassy field at sunset. The people are mostly seen from behind, looking towards a city in the distance. The sun is low on the horizon, creating a warm, golden light. There are large trees on the left side of the frame. The text "Who we are" is written in a white, cursive font across the middle of the image.

Who we are

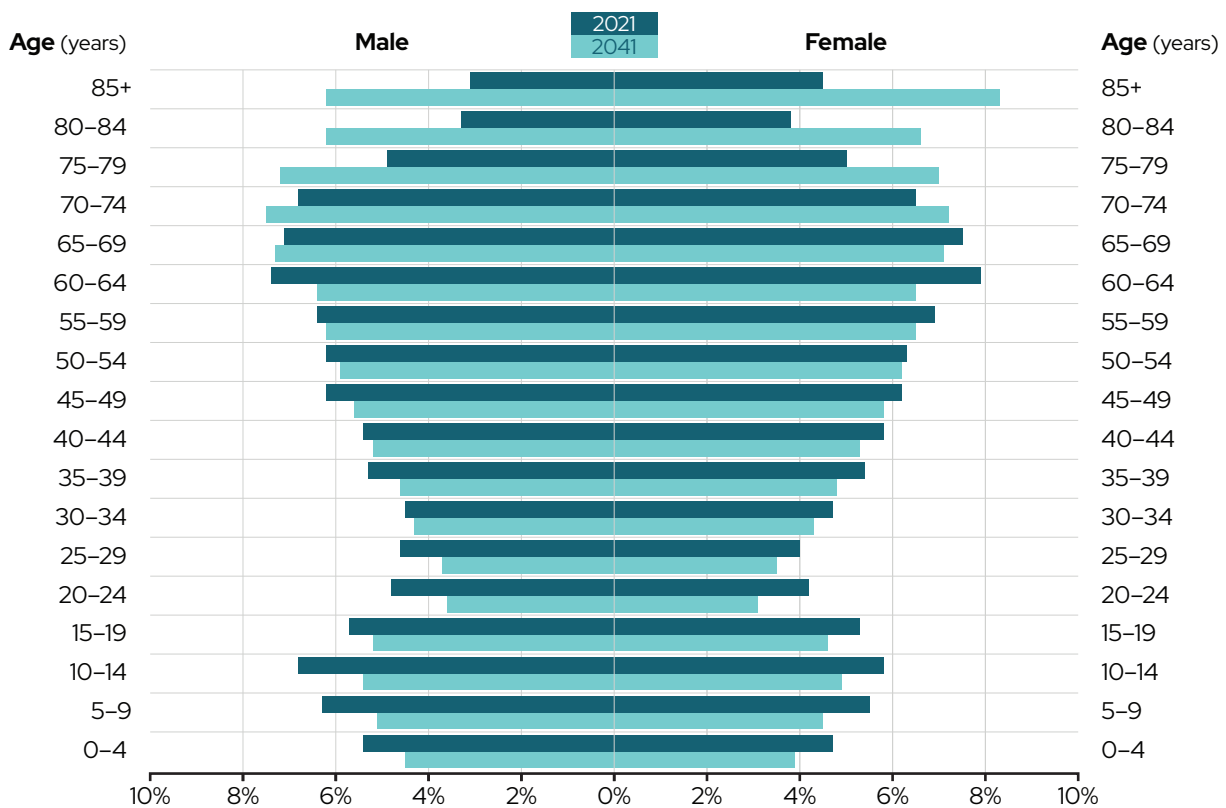
Population and housing

| | 2021 | 2041 |
|------------------------------|-----------------------------------|---------------------------------------|
| Population: | 97,151 | 128,833 (estimated) |
| Average household (persons): | 2.36 | 2.6 |
| Renting (%): | 23.2 | 31.3 |
| Living alone (%): | 28.7 (11,807) | 27.0 (14,457 = 2,650 increase) |
| Couples with no children: | 44% of households (43,540) | |
| Couples with children | 36.8% | |
| Single parent family | 17.7% | |

Age distribution

| | | |
|------------------------------|--------------------|--------------------|
| Average age (years): | 45.6 (2021) | 39.7 (2041) |
| Average age – (Tweed Heads): | 50.8 (2021) | |
| People over 65 years (%): | 26.6 (2021) | |

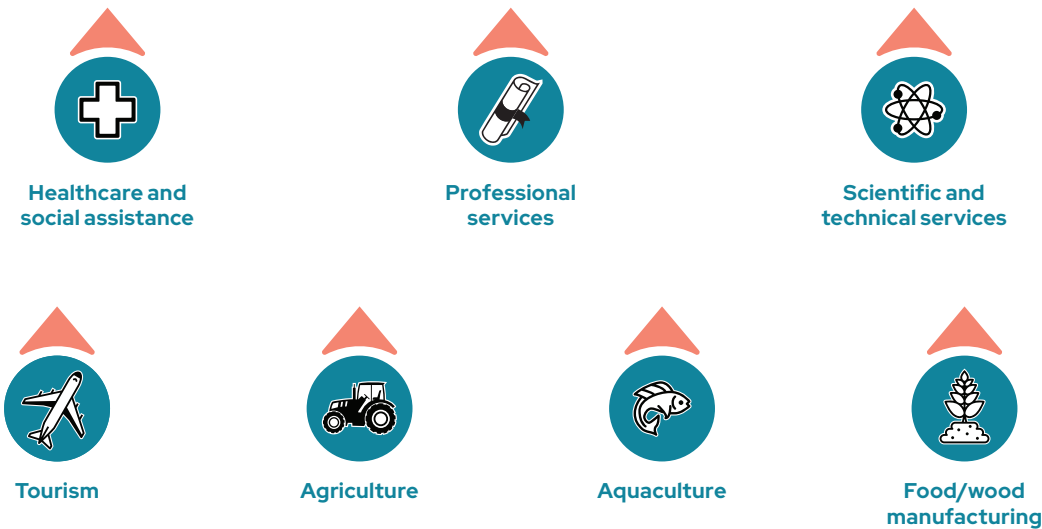
Age-sex pyramid 2021/2041



Employment and income

| | | |
|--------------------------------------|----------------|----------------|
| Total workers: | 32,680 | |
| Working in QLD: | 9,084 (27.8%) | |
| Weekly household income: | \$1,698 (2021) | \$2,279 (2041) |
| Household Income (very low and low): | 88.9% | 84.9% (NSW) |

Key industries





*What will the
strategy achieve?*



Desirable outcomes

- Housing diversity (density and choice)
- Housing affordability
- Sustainability
- Neighbourhood liveability and wellbeing
- Reliability and certainty

Housing diversity and choice, understanding residential density

Increasing housing diversity and choice is a recognised need of contemporary communities as populations change, increasing in number, and changing in housing needs to match stage of life.

A few considerations when thinking about what increasing choice and diversity might mean:

- a higher residential density does not always mean higher buildings
- it does not reflect the qualitative, look and feel, (architecture, landscaping, traffic etc.)
- it is only one factor only in successful urban environments
- it is impacted by development controls (parking, open space, amenity protection etc.)
- increasing diversity and populations living close to infrastructure and services, will support viable neighbourhood centres.

With a diverse community, an aging population, and the changing composition of households the Tweed will require a range of choice in the types of housing being supplied.

Diversity

Dwellings

- | | |
|--------------------|---------------|
| • Total private: | 44,572 |
| • Separate homes: | 28,147 |
| • Medium density: | 10,986 |
| • High density: | 3,908 |
| • One/two-bedroom: | 12,581 |
| • Three-bedroom: | 16,379 |

Households

- | | |
|-----------------------|---------------|
| • Total: | 53,413 |
| • Lone person: | 11,807 |
| • Two-person: | 15,276 |
| • Caravan park sites: | 4,419 |
| • Unoccupied private: | 3,892 |

To think about: What types of housing would you expect at the various stages of your life?

Affordability

One of the consequences of increasing diversity and choice (density) is the ability to include affordable housing in the housing mix, especially for greenfield development sites where broadscale concept planning has been undertaken prior to commencing development.

Affordable housing represents one type of housing within the housing spectrum.

While an important issue for the Tweed, and because it is an issue requiring focused consideration, Council has commenced the preparation of an Affordable Housing Strategy which is being developed as a subset of the GMHS.

The Richmond-Tweed has recently been ranked as the least affordable place to rent in Australia, with medium weekly rent of \$771, ahead of places such as Gold Coast, Sunshine Coast, Coffs Harbour, and the eastern suburbs of Sydney.

Source: [Renovation Capital – Unveiling Australia’s Rental Landscape: Top 10 Most Affordable Regions In 2023.](#)

The Tweed Coast has been named the 10th most least affordable place in the world to buy a house – and the Gold Coast isn’t much better.

Source: Demographia International Housing Affordability Survey which compared median house prices with average salaries at 367 cities (2016)

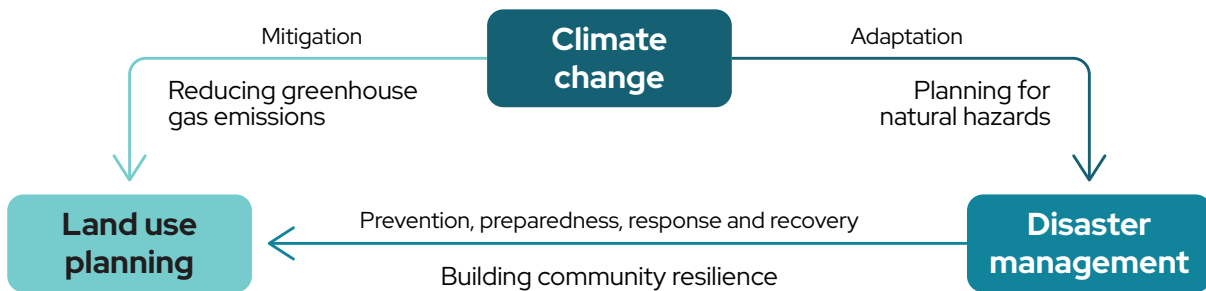
To think about: How has the entry level for housing in the Tweed affected the ability of you, your extended family or friends to live in close proximity to each other?

Sustainability

Sustainability is a term commonly used to reflect the desire to reduce, reuse, and/or recycle, with a broad application in the urban setting where construction requires the use of a diverse array of materials:

- understanding of what sustainability means is changing as our knowledge changes
- climate change is causing a rapid rethink of how we will live, and the design and materials used in our homes, and where we work
- long-term perspectives are critical to ensuring our urban environments are capable of providing pleasant places to live for us and future generations
- integration of urban agriculture, managing urban water and soil, climate change are all part of the contemporary urban environments.

Linking climate change with land use planning and disaster management.



Source: Rethinking The Future. [Sustainable Land use Strategies in Urban Planning](#).

Sustainable subdivisions

The long-term nature of subdivision planning is set against the backdrop of our climate fundamentally changing. By 2070, for example, temperature increases of between 1.5 and 3 degrees are expected. It is therefore critical to take a long-term view and consider the impact of climate change over the entire life of the subdivision.

Source: Council Alliance for a Sustainable Built Environment (CASBE). [Sustainable Subdivisions](#).

To think about: How important do you think sustainability is?

Liveability and wellbeing

Enjoying where we work and live is a core component of a person's ability to feel a part of the environment in which they spend much of their time.

Liveability and wellbeing are closely linked to how the natural environment merges and entwines with the built environment.

A recently conducted liveability census across NSW, by Placescore identified the top 10 values the community saw as they relate to liveability, not surprisingly, the environment ranked as a priority.

NSW top 10 values

| | | |
|----|---|------------|
| 1 | Elements of natural environment (natural features, views, vegetation, topography, water, wildlife etc.) | 72% |
| 2 | General condition of public open space (street trees, footpaths, parks etc.) | 66% |
| 3 | Access to neighbourhood amenities (cafés, shops, health and wellness services etc.) | 56% |
| 4 | Local businesses that provide for daily needs (grocery stores, pharmacy, banks etc.) | 52% |
| 5 | Sense of neighbourhood safety (from crime, traffic, pollution etc.) 51 % | |
| 6 | Walking/jogging/bike paths that connect housing to communal amenity (shops, parks etc.) | 51% |
| 7 | Sense of personal safety (for all ages, genders, day or night) | 50% |
| 8 | Protection of the natural environment | 47% |
| 9 | Access and safety of walking, cycling and/or public transport (signage, paths, lighting etc.) | 46% |
| 10 | Landscaping and natural elements (street trees, planting, water features etc.) | 46% |

Liveability is about:

- building stronger communities and enhancing quality of life by improving the local environment
- creating places that meets or exceeds community expectations for a quality-of-life urban experience
- tied to diversity and housing choice within an urban environment that supports active living and outdoor experiences close to home
- incorporating of green places and spaces will support a sense of community and personal identity
- well-designed common property which generates feelings of improved health and wellbeing
- integrating natural environment reinforces the theme of the Tweed as a green and cool city which prioritises the importance of streetscaping.

To think about: do you enjoy the urban environment where you live? And if not, how might this be improved?

Streetscapes to enjoy

The Tweed Prides itself on its world class biodiversity and scenic landscape. The ability to integrate aspects of the natural landscape into urban settings is a principle we want your thoughts on.

The benefits of well-designed streetscapes include:

- well vegetated streets have a T traffic calming effect
- support social interaction and safety when people want to enjoy public open space and connections
- shading improves amenity by reducing heat absorption of hard surfaces.

To think about: What do you value most about where you live, work, or play?

Reliability and certainty

Supply

Supply has two distinct components,

- the typical greenfield undeveloped site, that has never been subdivided and developed for housing or employment purposes
- infill development, re-development of existing housing, suburbs, or localities.

It is important to understand what housing opportunities might eventuate from both infill and greenfield development.

For many families, the ability to subdivide or build a second building might provide opportunities currently not available.

For developers of greenfield sites, the ability to provide the right mix of housing types sequenced to meet demand and provision of infrastructure are normal business decisions.

To think about: We want to understand what types of housing might suit your needs now and into the future, how will your housing needs change over the next 20 years?

Demand

Improving Council's understanding and certainty about population projections will assist Council minimise costs both of installation and servicing of loans to implement such works.

Often, the cost of installing infrastructure such as water and wastewater systems lies with Council, who must cover the costs of such investment early in development of new sites, at a cost to Council, and the community.

Population projections are an estimate only, based on currently available information about what the population might be at some future time; they are not targets, they are a tool to assist in deciding what growth might occur, where it might occur, and when.

To think about: How do you expect the population to change in coming years, and where would you expect this population to be housed?

Visions for the Tweed's future

The topic for discussion is how the Tweed might look, feel, and operate 20 years from now.

One of the most important aspects of the GMHS that will bind the changes to be proposed together is a clear, understandable, and achievable vision.

PSA Consulting (PSA) are consultants engaged to work with Council in developing the GMHS.

From feedback received during early consultation with key stakeholders and the community, PSA determined that issues confronting Tweed residents could be classified under 10 broad themes (considerations), with each theme having an overarching vision statement, supported by a number of key land use planning principles.

To think about: We know things are changing, but what is your vision for the future of the Tweed?





Considerations: Themes and principles

The 10 themes established for the GMHS cover broad aspects and provide a way of bringing together consideration of related aspects of the housing and employment land issues confronting the Tweed.

In the next phase of the project, when the Options Paper goes on public exhibition, detailed changes will be provided; however, prior to considering these details, it is important to lay a foundation that supports those changes.

To think about: We want to know what you think about the principles proposed in the table below, will they help guide Tweed's future in a way that is appropriate for future generations?

Theme 1

Settlement pattern

Vision

Communities are inclusive, vibrant, rich in history, amenity and character and foster healthy lifestyles.

Comment

- Well-defined settlement pattern that responds to demand for housing and employment land, enables managed growth, guides infrastructure planning, promotes sustainable development, strengthens and leverages off existing settlements, supports protection of environmental and agricultural values, and enhances resilience and disaster preparedness.
- By incorporating these principles, the growth strategy can ensure that growth is sustainable, equitable, and in line with the long-term vision and goals of the Tweed Shire. A well defined settlement pattern is also a key policy intent under the *North Coast Regional Plan 2041* (NCRP) and *Local Strategic Planning Statement 2020* (LSPS) and will play an important role in the protection of the natural environment and rural lands.

Principles

- 1 Planning and development ensures the necessary supply of appropriately zoned and serviced land to accommodate residential, commercial, retail, and industrial growth.
- 2 Development achieves an orderly and integrated settlement pattern.
- 3 Development within identified growth areas complements planning and development outcomes in existing populated areas and includes more compact forms of housing in appropriate locations (close to key transport nodes, services and amenities).
- 4 Population growth is encouraged in Tweed Heads, supporting job opportunities and revitalising the economy in accordance with the *Tweed Regional City Action Plan 2036*.
- 5 Development is managed to ensure long term sustainability.
- 6 Development is managed to protect environmentally sensitive areas from urban encroachment, preserving the natural environment and rural production assets.
- 7 Development encourages an integration of native vegetation within the urban built landscape.
- 8 Development is managed to protect and enhance Tweed's hierarchy of centres in accordance with the NCRP, the LSPS and the Tweed Retail Principles reinforcing that the towns and villages across the Tweed are distinct, yet connected.
- 9 Coastal and rural villages are characterised by settlements separated by green breaks, distinct identities are protected and enhanced consistent with their character and locality plans.
- 10 Appropriate street layouts and/or lot sizes are created relative to the local context.
- 11 Land identified as suitable for urban purposes is delivered to the market in a timely and economical manner.
- 12 Settlement patterns ensure consideration of employment land opportunities close to where we live.

Theme 2

Housing supply

Vision

Sufficient housing supply is provided to meet demand through to 2041 and is delivered equitably and sustainably across the Shire.

Comment

- Provide confidence of supply for the next 20 years that meets anticipated population growth and change.
- Need to protect sensitive environmental and agricultural land from encroachment.
- The predicted growth further reinforces the importance of access to a range of critical infrastructure, services and facilities that supports growth and avoid negative impacts.
- Growth occurs in areas which promote the delivery of the variety of housing typologies required to service the demands and needs of the population. Development ensures that demand for alternate housing types is supplied to meet market needs.
- The provision of diverse housing opportunities and essential services that meet the needs of a growing population and demographic profiles is a key challenge identified in the *Community Strategic Plan 2022–2032 (CSP)*.
- The GMHS presents opportunities to increase the supply of housing to cater for future growth. Supply is a key pillar of the NSW Government's *Housing 2041*.

Principles

- 13 Development facilitates the delivery of appropriate housing typologies within identified growth areas which meets the needs of current and future residents.
- 14 New housing within urban areas provides for high quality, well designed, location and climatic sensitive and diverse housing choice, consisting of a mix of allotment sizes, typologies and dwelling densities.
- 15 New housing within rural parts of the Tweed, including rural villages and rural lifestyle areas, provide for lower density outcomes that respond to the rural nature of the surrounding environment whilst allowing for an increased diversity in house choice.
- 16 Development supports the projected housing needs of the community through ensuring that a range of housing options are available for residents to continue living in their local communities through all stages of life with a focus on delivery of housing of the right type, at the right location and the right time.
- 17 Release of new housing estates in greenfield sites will ensure a consistent supply consistent with anticipated population growth.

Theme 3

Amenity, character, heritage and lifestyle

Vision Communities are inclusive, vibrant, rich in history, amenity and character and foster healthy lifestyles.

Comment

- Feedback received during community conversations confirmed that future growth will need to be carefully managed to ensure new homes and jobs are not delivered at the expense of the attributes which make the Tweed such a unique place to experience.
- Amenity refers to a pleasantness or attractiveness of a place and character refers to the distinctive nature of a place provided through the types and design of buildings, streetscapes, other built form, natural features and environment of an area. Lifestyle refers to a way in which someone lives and captures the experience of the Tweed community as they live, work and play in the Shire.
- Celebrating the unique character of the Tweed and positive lifestyle factors came through strongly as a priority within the CSP, LSPS and the NCRP.

Principles

- 18 New development is of a density and scale which maintains the desired neighbourhood built form, existing or desired future character, including character of the surrounding areas, including landscape features, and potential amenity impacts can be satisfactorily mitigated
- 19 New development creates a safe environment by incorporating the key elements of crime prevention through the good design of built form, public open space and recreation areas.
- 20 Development complements the distinct character and identity of the surrounding locality, or desired future character.
- 21 Development in new neighbourhoods promotes a strong sense of place, attractive lifestyle opportunities and is planned with the intent of providing a point of difference in terms of urban form and character, which distinguishes it from other growth areas.
- 22 Development of rural towns and villages enhances their unique identity, protects built form, scenic landscape, connectivity, and rural character, and ensures the ongoing viability of these localities.
- 23 Aboriginal cultural heritage is identified, protected, and integrated into land use planning frameworks.
- 24 Built form and landscape design is embedded within Tweed's subtropical climatic context and responds to site contextual and character considerations.

Theme 4

Matching planned growth with the provision of infrastructure and services

Vision

Growth is well planned with existing and planned resources well utilised to meet the needs of all community members in a timely and equitable manner.

Comment

- As identified in the issues paper developed in phase 2 of this project, matching planned growth with the provision of infrastructure and services is an important consideration.
- Ensuring that growth occurs, as far as is possible, along a defined projection, is essential for the efficient delivery of infrastructure and services. This requires close collaboration with infrastructure service providers to ensure the coordinated delivery of essential services and infrastructure.
- Striking the right balance between the provision of infill and greenfield development over the next 20 years is important to ensure that sustainable economic, social and environmental outcomes are achieved across the Tweed.
- Urban infrastructure such as water, sewer, electricity and waste are essential to support the delivery of housing and land for employment. Along with other essential services and facilities such as health, education and access to employment and public transport, the delivery of infrastructure in step with planned growth will be key in delivering growth in a sustainable and equitable manner.

Principles

- 25 Growth across the Tweed consists of infill and greenfield development in appropriate areas at suitable scales, which are serviced by infrastructure with sufficient capacities.
- 26 New residential development is connected to an active transport network that provides access to employment, community facilities and local shops and services.
- 27 Development supports improved health and wellbeing outcomes through best practice urban design, which includes climate sensitive design, access to open space, employment opportunities close to home, etc. and essential facilities and services to meet the needs of the local community, including an aging population, children, and people with disabilities.
- 28 Development sequencing ensures the cost-effective provision of infrastructure, utilising latent network capacity where possible.
- 29 Development is prioritised in locations which have direct access to and/or will directly benefit from the provision of infrastructure (including planned trunk infrastructure) through appropriate land use initiatives.
- 30 Existing and planned infrastructure required to support growth is protected from incompatible land uses ensuring infrastructure network opportunities are not sterilised.

Theme 5

Housing diversity, choice and affordability

Vision **Housing is diverse and affordable to provide a wide variety of choices for all members of the community.**

Comment

- Housing diversity, choice and affordability are intrinsically linked as a greater diversity of dwelling types to choose from can provide more affordable homes for first home buyers, young families or provide older generations with opportunities to age in place, close to key services.
- Providing safe, diverse and affordable housing enables better connections to support services, improved health and greater social, economic and cultural participation.
- Whilst the projected number and proposed location of new dwellings required to meet projected population growth are important issues; the diversity and affordability of the available dwelling stock to meet the expectations and preferences of the community is equally important.
- This theme also links closely to the housing system pillar for diversity and affordability under *Housing 2041* and a range of strategies under the NCRP.

Principles

- 31 Growth across the Tweed incorporates the delivery of locally responsive housing stock that promotes diversity, choice and affordability to satisfy needs and demands of a growing population.
- 32 Residential development is adaptable to the changing needs of the community, such as ageing in place and being inclusive, where people can associate with, contribute to, and feel part of their communities.
- 33 New and existing housing stock/zoned areas in the coastal strip is focused on delivering increased density and a variety of different types of housing.
- 34 Affordable and diverse housing choices are supported through a range of Council-led policy responses.
- 35 Housing diversity supports mixed use development of both housing and employment opportunities.
- 36 Housing types that are compatible with contextual constraints including hazard risks, environmental value and availability of infrastructure.

Theme 6

Provision of employment land

Vision

The economy is thriving, businesses are flourishing, local job opportunities mean that residents don't have to work outside of the Shire and the community benefits from a diverse and durable local employment base.

Comment

- The provision of sufficient employment land to meet projected growth over the next 20 years is an important benchmark for the overall prosperity of the Shire. Whilst the Tweed's strong cross-border economic ties with the Gold Coast and Southeast Queensland (SEQ) more broadly will continue, opportunities to bolster the Tweed's employment land supply to support a 'work, live and play' local economy are critical aspects of the growth of the Tweed.
- Provision of employment land will be focused on reinforcing centres as focal points for economic growth and activity, while cultivating the Shire's economic precincts and activities, as sought under the *Regional Economic Development Strategy*.
- The Tweed is projected to have a shortage of employment land for the next 20 years. It is important to provide appropriate land for future employment-generating enterprises, both in the southern and northern boundaries of the Shire.

Principles

- 37 Growth incorporates a diverse offering of employment opportunities, based on the delivery of appropriately located, zoned, sized, and serviced land that supports a 'work, live and play' local economy.
- 38 Development provides for long term, sustainable and diverse employment choices across a wide variety of sectors, leveraging the Shire's existing and future infrastructure and industries.
- 39 Development supports evolving and emerging employment sectors and industries and supports the retention and expansion of existing businesses, as well as external investment into the Shire to capitalise on the Tweed's competitive advantages.
- 40 Mixed-use development supports higher density residential development in appropriate locations.
- 41 Growth supports the diversification, value-adding and innovation of agricultural land in appropriate locations by providing for small scale tourism activities and on-farm handling, processing and sale of agricultural produce.
- 42 Utilise Tweed's strategic location as the northern gateway to NSW, adjoining SEQ and opportunities for housing and employment opportunities in locations such as Pottsville, which provide ready access to the M1 Motorway, a major freight route for eastern Australia.

Theme 1

Protection of the natural environment

Vision Integrity of the natural environment is preserved and enhanced where possible for future generations.

Comment

- The Tweed community values the area's natural environment and abundant wildlife and has a proud history of protecting and managing sensitive habitat and biodiversity.
- The 'surrounding natural environment' was identified as the top response from the community survey to the question of 'What makes the Tweed a great place to live' with nearly 80% of respondents the natural environment as one of their top 3 most important attributes. This emphasises the importance of maintaining and improving the protection of the natural environment in the context of the projected population growth in the Tweed over the next 20 years.
- As one of the most biologically diverse regions in NSW, protection of the natural environment is a feature across a number of key policy documents including the NCRP, LSPS and CSP.

Principles

- 43 Sustainable development is a principle applied to both new greenfield development and infill development in established urban areas.
- 44 Well integrated natural environment that provides for the protection, maintenance and/or enhancement of environmental values and features, contributing to a local and regional network of ecological linkages, corridors, buffers and other environmentally significant areas.
- 45 Development provides a range of functional open space and recreation opportunities to service the needs of local communities, including provision of and/or contribution towards a range of local, district and regional parks.
- 46 Urban green landscapes provide shade, urban cooling, and a place of rest for local residents, visitors, pedestrians, and cyclists.
- 47 Tweed Heads is reinforced as a city of connected green and blue corridors as a way to offset urban heating of hard surfaces, and present an environmentally conscious approach to both infill and greenfield development.

Theme 8

Protection of productive agricultural land and rural values

Vision

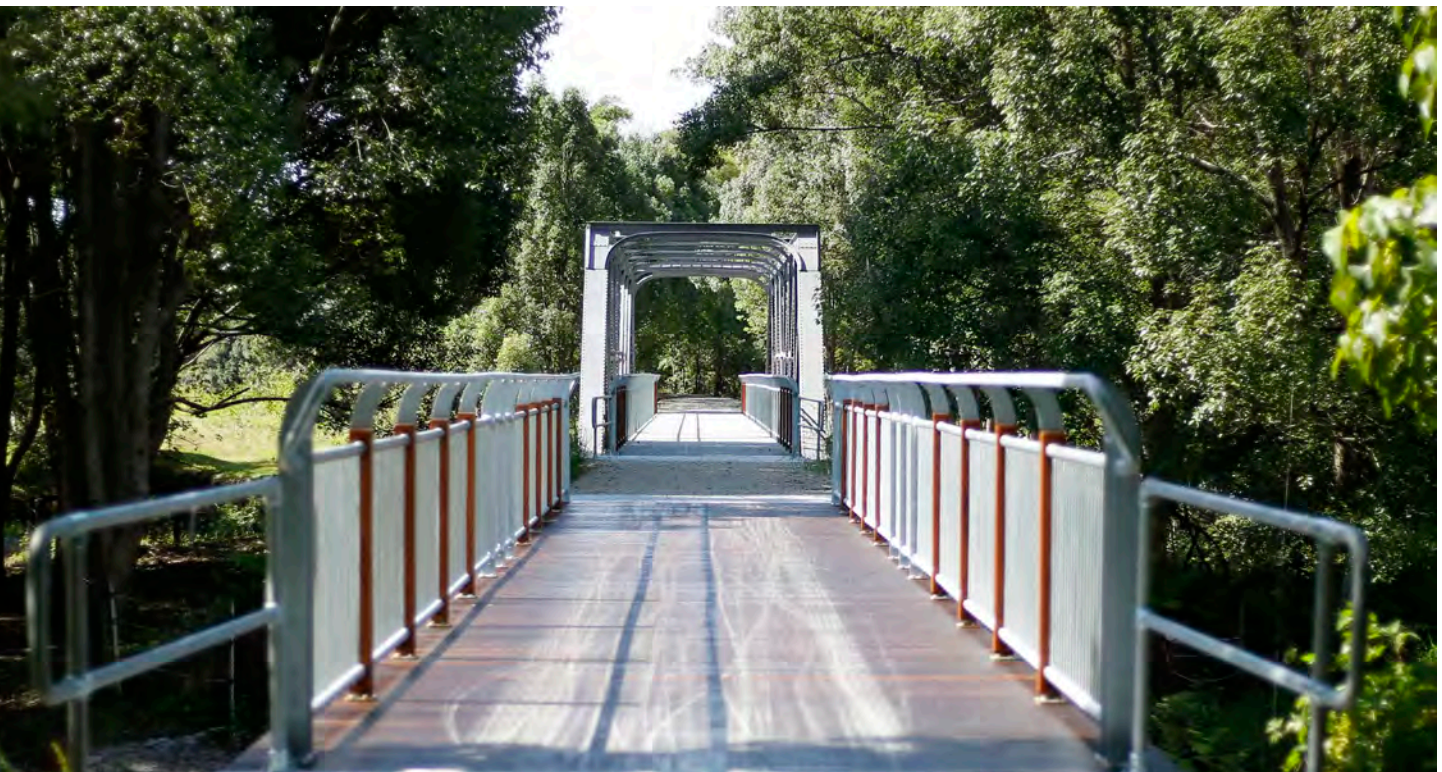
Agricultural land is protected from encroachment and rural land values are preserved.

Comment

- During the period up to 2041, agriculture is estimated to grow at a rate comparable with manufacturing, an annual average growth rate of 1.6% (Bull & Bear).
- Agriculture remains a significant contributor the Shires economy, and forms an integral part of the diversity of employment opportunities in the Tweed.
- Protection of agricultural land is a priority of all levels of government.

Principles

- 48 Development does not encroach on Tweed's productive agricultural land beyond managed expansion of rural villages and townships to support their ongoing viability.
- 49 Agricultural land is protected from fragmentation and encroachment, unless supported by strategic justification.
- 50 Protect and maintain agricultural productive capacity by directing urban, rural residential and other incompatible development away from farmland with the ongoing priority for these areas continuing to focus on agricultural production .



Theme 9

Resilience to natural constraints and hazards

Vision

The urban fabric is climate adaptive, mitigate risk and are capable of recovering from the impact of hazards to ensure resilient communities and infrastructure.

Comment

- Tweed is a coastal shire with extensive low-lying flood prone land and is particularly vulnerable to the impacts of extreme weather events. Known natural hazards such as flooding, bushfires, droughts, storm tide hazard and coastal erosion are becoming increasingly significant due to climate change.
- A key pillar under the NSW Government's housing strategy *Housing 2041* is resilience, which is focused on housing being safe, comfortable and resilient. This policy priority is carried through the NCRP, LSPS and the CSP

Principles

- 51 Growth is focused in localities which are resilient to the impacts of natural hazards such as flooding, bushfire, droughts, storm tide hazard and coastal erosion, with development proposals accommodating innovative, climate-responsive designs that suitably respond to the potential impacts of extreme natural hazards.
- 52 Land use planning policy ensures new development is resilient to the ongoing effects of climate change, including the effects of bushfire, drought, heatwaves, increased rainfall intensity and flooding.
- 53 New development in areas impacted by flood hazard align with the approach set out in the resilient growth pathways outlined in the *Northern Rivers Resilient Lands Strategy* and Council's flooding policies.



Theme 10

Processes and systems

Vision

Processes and systems are transparent, efficient, drive innovation and promote continuous improvement. Technology, data and best practice initiatives are utilised to streamline operations and deliver high quality services and growth.

Comment

- The development process and supporting systems provide the necessary structure, coordination and guidelines for effectively managing growth.
- These principles support structured planning, sustainable development, infrastructure coordination, stakeholder engagement, regulatory compliance and long-term vision for managing growth efficiently and effectively.
- To achieve the benefits of process efficiency and on-ground effectiveness, it is necessary to have a clear line-of-sight between the GMHS, and how it will be implemented, through planning legislation and guidelines, and the development assessment process.

Principles

- 54 Development is delivered through robust, streamlined (where possible) and transparent strategic and statutory planning processes.
- 55 Development is delivered in a manner that safeguards the long-term financial sustainability of Tweed Shire.
- 56 The development assessment process is streamlined (where possible) and provides a clear linkage between the vision and principles, local planning legislative reforms, development assessment requirements.



Contact and connect

02 6670 2400

tweed.nsw.gov.au

tsc@tweed.nsw.gov.au

PO Box 816 Murwillumbah NSW 2484

