


KYOGLE COUNCIL

LOCAL STRATEGIC PLANNING STATEMENT

2020



An aerial photograph of a vast, dense forest. The trees are a mix of vibrant green and darker, muted greens, suggesting a rich biodiversity. A soft, white mist or fog hangs in the air, particularly in the lower-left and central areas, creating a sense of depth and mystery. The forest extends to the horizon, where it meets a pale, overcast sky. The overall mood is serene and majestic.

Kyogle Council acknowledges the
traditional custodians of this land.
Through respect and collaboration we
seek to plan for the future of the local
government area as a place in which
Aboriginal people are included socially,
economically and culturally, and in which
their history, culture and knowledge is
acknowledged and celebrated.

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1 About this Statement

Outline and Purpose

The Kyogle Local Strategic Planning Statement (LSPS) is a 20-year vision for land use, development, sustainability and transport in the Kyogle Council Local Government Area (LGA). The LSPS identifies the values and characteristics of the LGA that are important to the community and should be protected. It also identifies issues and trends affecting the region and LGA and proposes strategies to address these. The LSPS describes a Vision for the LGA and lists strategies and actions to achieve the Vision, address issues and change, and make this a better place to live.

The purpose of the LSPS is to:

- A. Provide a 20 year land use vision for the LGA.
- B. Identify the values and characteristics of our area that are to be enhanced or protected.
- C. Identify how growth and change will be managed, including how and where new development will occur.
- D. Ensure local land use, development, economic and transport strategies are aligned with the North Coast Regional Plan.
- E. Identify changes required to planning rules in the Local Environmental Plan (LEP) and Development Control Plan (DCP).
- F. Identify further planning projects or exercises that are required to support the achievement of the Vision.

Whilst the LSPS is intended to be an overarching plan for Council's land use planning work, it does not necessarily list all planning exercises or undertakings that may be carried out. From time to time Council may pursue policies, undertake planning exercises or make changes to planning documents that are not listed in the LSPS due to emerging issues or other factors.

Relationship with other plans

The LSPS is the highest order strategic land use planning document prepared by Kyogle Council. It is intended to set the over-arching vision, priorities and strategies for land use and development in the LGA. It has been drafted to align with, and deliver on, goals and directions contained in the North Coast Regional Plan (NCRP). The LSPS also incorporates relevant strategies and initiatives that are contained in the Kyogle Community

Strategic Plan (CSP). The strategies and actions in the LSPS will be implemented through statutory plans (LEP and DCP) and further planning exercises which will be mapped out in Council's 4 year Delivery Program and annual Operational Plan. Future versions of the NCRP and CSP will be shaped by priorities and actions identified in the LSPS. Figure 1 shows how the LSPS relates to other plans and documents.



Figure 1 – LSPS and its relationship with other land use planning documents

How to read this Statement

The LSPS aims to convey the key priorities for land use planning in the Kyogle LGA over the next 20 years in a clear and easy to understand way. The LSPS has 5 parts:

- **Part 1** provides an introduction to the document and explains its purpose and use.
- **Part 2** describes the spatial context of the LGA, its socio-economic and physical characteristics, and the trends and issues affecting the LGA. Part 2 also provides a summary of the existing policy context that applies at the regional and local level.
- **Part 3** identifies the Vision for the LGA and sixteen Planning Priorities, which are grouped by four themes; Prosperity, Housing, Liveability and Sustainability.
- **Part 4** identifies an Action Plan which describes how Council will deliver the sixteen Planning Priorities. Part 4 also includes two maps which show how the Actions apply spatially over the LGA and Kyogle township.
- **Part 5** identifies a plan for implementation of the actions proposed within the LSPS.





2 Context

This section outlines the key characteristics of the Kyogle LGA. It identifies the opportunities and issues that we will address in planning for the sustainable development of our communities. It also outlines those elements of the existing policy framework that guide planning and development activity across the region and within the municipality.

Location

The Kyogle LGA is located in the North Coast region of New South Wales. The LGA has an area of 3,589 square kilometres. The Richmond Range divides the LGA into two major river catchments; the Richmond in the east and the Upper Clarence in the west. The LGA adjoins the local government areas of Tenterfield Shire, Lismore City, Tweed Shire, Richmond Valley and Clarence Valley. The northern boundary of the LGA adjoins the Scenic Rim Regional Council area in Queensland.

Connectivity

On the face of it, the Kyogle LGA appears remote from regional and interstate growth centres. However, in reality the municipality benefits from excellent road and rail linkages and easy access to airports with both domestic and international connections.

Major road connections include the Summerland Way which runs from Grafton in the south through Kyogle township to meet the Mount Lindesay Highway at the State

border. The Mount Lindesay Highway then provides connection to Southeast Queensland, Beaudesert and the greater Brisbane region – with Mount Lindesay Road providing access to the Darling Downs and Toowoomba Wellcamp Airport. The Bruxner Highway provides an east-west connection from Tenterfield to Casino and passes through Tabulam and Mallanganee. Bentley Road provides a connection to Lismore (which is designated a Regional City in the North Coast Regional Plan) and the M1 Motorway. Kyogle Road provides a connection to Murwillumbah, the M1 Motorway and the Gold Coast.

The Sydney to Brisbane rail line, which passes through Kyogle, provides passenger services and accommodates rail freight with connections to the Bromelton State Development Area just outside Beaudesert, Brisbane City, the Port of Brisbane and Brisbane Airport. The future Inland Rail line will pass through Kagaru (near Beaudesert) with a connection to the Brisbane-Sydney line; this will further increase locations and markets that are accessible by rail. Figure 2 shows the Kyogle Council LGA and its regional context and connections.



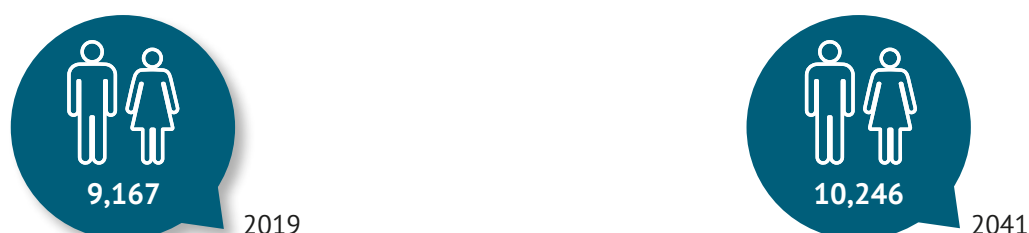
Figure 2 – Kyogle Council LGA and its regional context and connections

Socio-economic characteristics

The statistics below illustrate the socio-economic characteristics of the Kyogle Council LGA.

Population

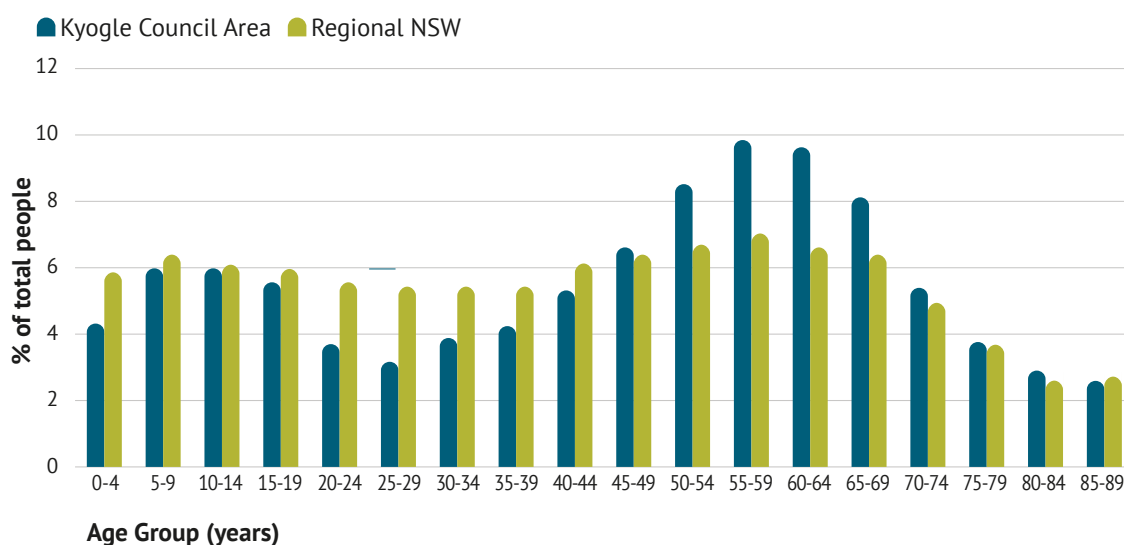
The estimated resident population of the Kyogle Council LGA in 2019 is 9,167. The forecast population of the LGA in 2041 is 10,246.



Age structure

The Kyogle Council LGA has a higher proportion of persons aged 50-69 than the Regional NSW average, and a lower proportion of persons aged 20-44.

Total persons (five year age groups – 2016)



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Enumerated data).
Compiled and presented in profile .id by .id, the population experts.

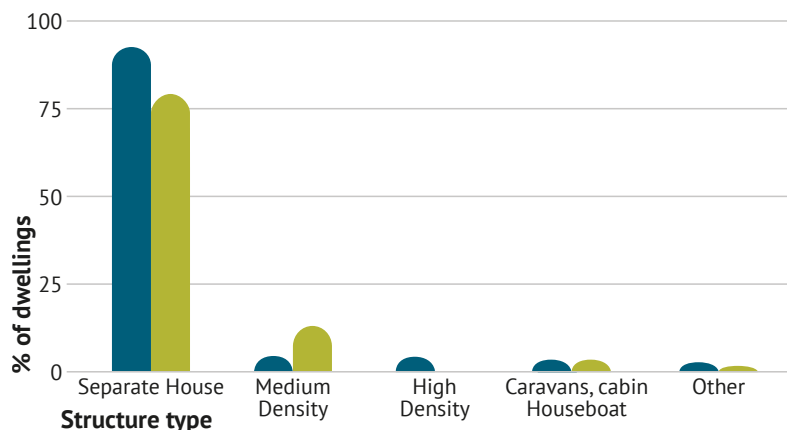


Housing

The average household size is 2.25 persons per household which is lower than the NSW state average of 2.61. The local housing stock is substantially comprised of detached dwellings. The proportion of smaller dwellings is lower than the regional NSW average.

Dwelling Structure, 2016

■ Kyogle Council Area ■ Regional NSW



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Enumerated data). Compiled and presented in profile .id by .id, the population experts.



Local Economy

The gross local product was \$313 million in 2018. The top 5 industries by output and employment are shown below.

Top 5 industries by value generated



Agriculture,
Forestry & Fishing



Manufacturing



Construction



Education &
Training



Rental, Hire &
Real Estate

Top 5 industries by employment



Agriculture,
Forestry & Fishing



Construction



Education &
Training



Manufacturing



Health Care

Land use and development

The Kyogle LGA is a predominantly rural municipality within which are located a number of interspersed towns and villages. The following is an outline of land use and development in the different areas of the LGA.

Rural areas

The non-urban areas of the LGA consist primarily of cleared and vegetated land that is used for a variety of agricultural and rural living purposes. The main agricultural activity in the LGA is cattle grazing which is suited to the predominantly undulating and hilly terrain of the LGA. River and creek flats are utilised for growing a range of crops including maize, silage and hay, oats, soy beans and rice as well as for dairying. Other crops grown include nuts (pecans and macadamias), coffee, blueberries and avocados. Intensive livestock agriculture is also carried out, primarily being the raising of pigs in conventional indoor piggeries.

State forests and national parks make up approximately 30% of the land area of the

Kyogle LGA. National parks are primarily located on significant ranges including the Richmond Range, the Border Ranges, Haystack Mountain and Murrumbidgee Range. These National parks include World Heritage listed sub-tropical, dry and warm-temperate rainforest.

State forests in the Kyogle LGA consist of both native and plantation (hardwood and softwoods) forests and are principally managed for timber production. These state forests also function as recreational areas and offer opportunities for four-wheel driving, motorbike riding, mountain bike riding, camping and horse riding. In certain locations state forests also accommodate grazing and bee-keeping.

The other predominant use of rural land in the LGA is for rural living, which takes place on acreage or small scale 'hobby' farms, as well as on larger parcels of managed and substantially vegetated land.



Border Ranges
National Park





Kyogle town

The principal urban centre in the Kyogle LGA is Kyogle township. It has a population of approximately 3,000 people and offers an extensive range of services, facilities and employment opportunities. Kyogle is located on the Summerland Way and the Brisbane to Sydney rail line. It is also located on the Richmond River and its lower-lying areas are prone to significant flooding.

Services and facilities: Kyogle has a comprehensive range of services and facilities including; a hospital and aged care facility, two primary schools and a high school, banks, supermarket and numerous professional and personal services, sporting clubs and other places of entertainment.

Residential development: Kyogle's residential stock is mainly comprised of detached dwellings with a limited number of units and smaller dwellings. There is also

an aged care facility offering 64 beds. The three main residential areas are within the main area of Kyogle as well as at Highfield and Geneva. A number of rural residential areas exist on the fringes of town.

Business and industry: Kyogle accommodates a range of light and general industries, including sawmills and timber processing, concrete works, agricultural produce industries and manufacturing of rural products. These businesses are located principally in four industrial and rural zoned areas within the town and on its fringes. The central commercial area of Kyogle features numerous business premises including retail outlets, food and drink premises and personal and professional services. A number of light industrial, health care and education establishments are located in different areas outside of the business centre.

Future development: The Kyogle LEP applies land use zones to land in the LGA to designate its intended use or purpose. Kyogle has approximately 125 ha of vacant land zoned for residential development.

Kyogle has approximately 82 ha of vacant land zoned for industrial use. Kyogle has approximately 11 ha of land zoned for business or retail activities of which very little is vacant.

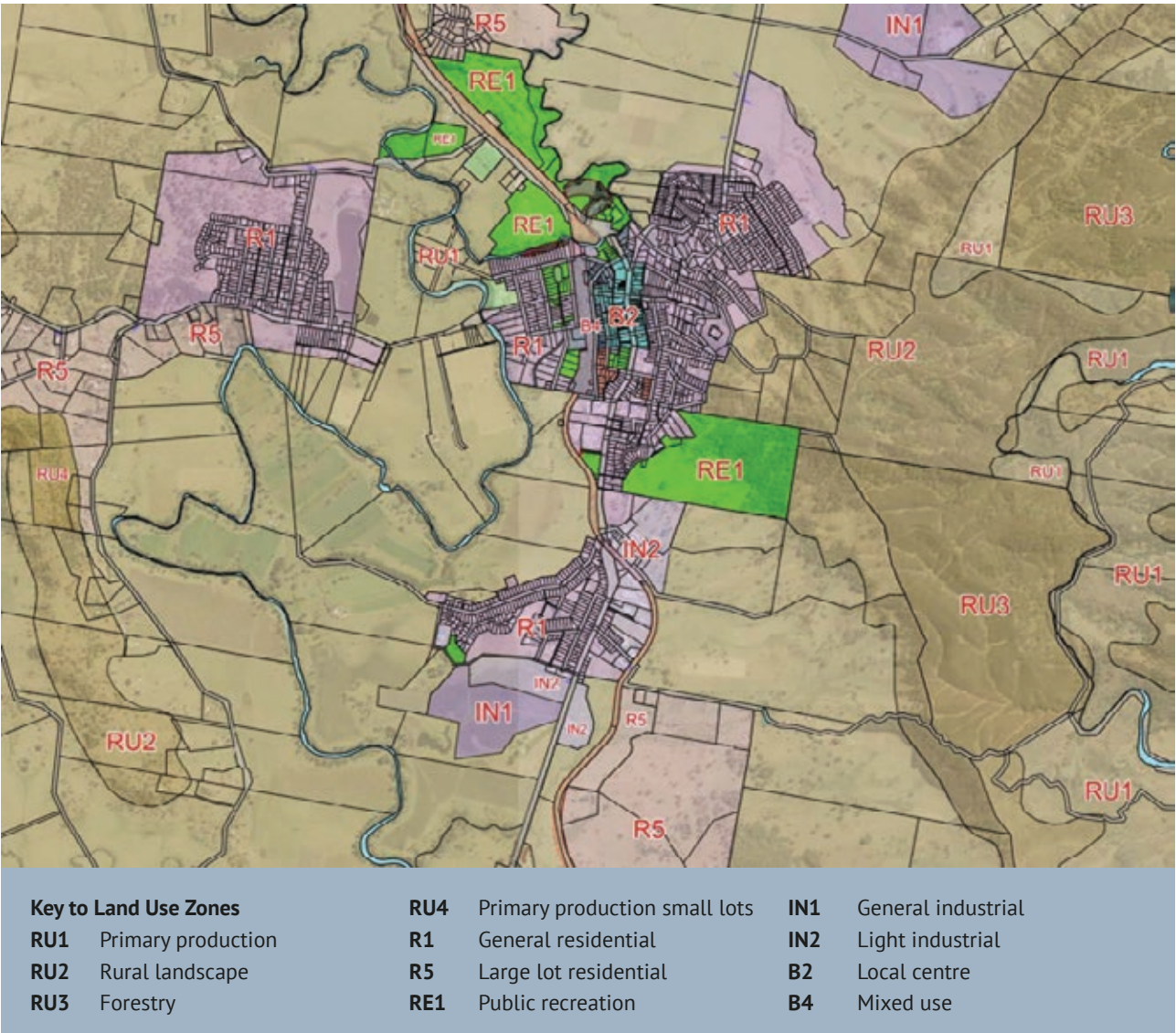


Figure 3 – Land use zoning of Kyogle town and surrounds

Other towns and villages

The Kyogle LGA features a number of smaller towns and villages. Bonalbo and Woodenbong are two small towns located in the upper Clarence River catchment that are serviced by reticulated water and sewerage as well as piped stormwater drainage. Both towns have a range of retail offerings and household and professional services as well as public and sporting facilities including swimming pools. Both towns have a central school and police station. Bonalbo features an ambulance station and Multi Purpose Service whilst Woodenbong is served by a Multi Purpose Service and medical practice at Urbenville. A number of established family businesses operate in Woodenbong and other villages – generating sustainable employment in the rural districts of the LGA, and creating opportunities for further economic growth and diversification. Both Bonalbo and Woodenbong are served by campground/caravan parks, which cater for a growing number of visitors to the area. Bonalbo and Woodenbong both have a small amount of vacant land zoned for development and opportunities for infill development. Both towns also each feature an area of rural residential zoned land on their peripheries.

Tabulam is located at the intersection of the Bruxner Highway and Clarence River. Tabulam offers a basic range of retail services as well as a post office, hotel and primary school. A number of significant agricultural businesses exist in the Tabulam area, providing a platform for the development of an agribusiness precinct at Tabulam.

Mallanganee, Old Bonalbo, Wiangaree, Grevillea, Mummulgum and Cawongla are small villages that offer a small range of services and retail facilities. Old Bonalbo, Wiangaree and Mummulgum each have a primary school. None of these villages are serviced by reticulated water or sewerage. Some of these villages have vacant land that is zoned for development and opportunities for infill development however, lack of infrastructure constrains development potential.

In 2018 Council prepared and adopted masterplans for the villages of Bonalbo, Mallanganee, Old Bonalbo, Tabulam, Wiangaree and Woodenbong which outline key improvement projects and guide the use and management of community lands in the villages.



Drivers of change

There are a number of key issues that will have a bearing on the future development of the Kyogle LGA.

Our advantages – The Kyogle LGA has a number of qualities that offer natural advantages, including:

- Kyogle is a well-established subregional service centre with a comprehensive range of services, facilities and institutions.
- Many other areas of the LGA have access to a good level of local services and amenities available in villages, including; pools, halls, post offices, hospitals, schools, ambulance stations and police stations.
- Improving and more resilient infrastructure.
- Engaged and active community – social capacity to support growth.
- Relatively affordable land and housing.
- A strong agricultural sector.
- Attractive and productive rural landscape.
- Forecast population growth.

Our opportunities – In addition to our natural advantages, the Kyogle LGA has a number of opportunities:

- Proximity to South-east Queensland, including the Bromelton State Development Area near Beaudesert presents opportunity for growth in investment and trade, tourism and inward migration.
- Our World Heritage places, national parks and state forests offer potential to increase tourism and visitation, and contribute to an image of the LGA as a clean, green environment in which to farm or choose to live.
- The availability of land surrounding existing towns and villages offers potential for development of new residential and industrial/commercial areas.
- The Northern Rivers NSW brand projects a clean, green, desirable image.
- Our improving inter-regional and inter-state connectivity offers opportunities to increase trade and investment, and to increase the desirability of Kyogle as a place to live and work.
- Improving digital connectivity and services which may result in improved opportunities for telecommuting and tele-health.
- Substantial areas of rural land with adequate buffers mitigate against land use conflict and present an opportunity for intensive agriculture.

Our challenges – We must plan effectively to address the following challenges:

- Natural disasters and the effects of climate change.
- High length of road to population ratio.
- Demographic profile – high proportion of older persons.
- Lack of diversity in the local economy.
- Patchy (but improving) digital connectivity.
- Declining population in western part of the LGA.
- A relatively high level of social and economic disadvantage.
- Water security in urban and rural areas – projected increasing variability in rainfall, and severity and frequency of drought may lead to water scarcity.
- Deficiency in housing choice and supply – this is a barrier to relocation and retention.

External and emerging factors – There are a number of external and emerging factors that require consideration in planning for future land use, economic development, settlements and environmental management, including:

- The growing population of south-east Queensland. This is likely to create increased tourism and visitation and influence our population level.
- Improving access to agricultural export markets (eg. Asia).
- Decreasing affordability in coastal areas – this may influence people to move to or buy in Kyogle LGA.
- Climate change – the effects predicted for the Northern Rivers include an increased number of days over 35° Celsius, a decrease in the number of nights less than 2° Celsius, increase in severe fire weather and altered rainfall patterns.
- A hotter and drier climate in other parts of Australia may present an opportunity for intensive agriculture to be developed locally.



Regional policy

The North Coast Regional Plan 2016-2036 (Department of Planning and Environment, 2016) is the overarching strategic plan that applies to the North Coast region and provides a statement of land use, economic

development, environmental protection, infrastructure provision and community development policy. The goals and directions of the North Coast Regional Plan (NCRP) are outlined below.

► **VISION** *The best region in Australia to live, work and play thanks to its spectacular environment and vibrant communities*

► **GOAL 1:** *The most stunning environment in NSW*

- Direction 1:* Deliver environmentally sustainable growth
- Direction 2:* Enhance biodiversity, coastal and aquatic habitats, and water catchments
- Direction 3:* Manage natural hazards and climate change
- Direction 4:* Promote renewable energy opportunities

► **GOAL 2:** *A thriving, interconnected economy*

- Direction 5:* Strengthen communities of interest and cross-regional relationships
- Direction 6:* Develop successful centres of employment
- Direction 7:* Coordinate growth of regional cities
- Direction 8:* Promote the growth of tourism
- Direction 9:* Strengthen regionally significant transport corridors
- Direction 10:* Facilitate air, rail and public transport infrastructure
- Direction 11:* Protect and enhance productive agricultural lands
- Direction 12:* Grow agribusiness across the region
- Direction 13:* Sustainably manage natural resources

► **GOAL 3:** *Vibrant and engaged communities*

- Direction 14:* Provide great places to live and work
- Direction 15:* Develop healthy, safe, socially engaged and well-connected communities
- Direction 16:* Collaborate and partner with Aboriginal communities
- Direction 17:* Increase the economic self-determination of Aboriginal communities
- Direction 18:* Respect and protect the North Coast's Aboriginal heritage
- Direction 19:* Protect historic heritage
- Direction 20:* Maintain the region's distinctive built character
- Direction 21:* Coordinate local infrastructure delivery

► **GOAL 4:** *Great housing choice and lifestyle options*

- Direction 22:* Deliver greater housing supply
- Direction 23:* Increase housing diversity and choice
- Direction 24:* Deliver well-planned rural residential housing areas
- Direction 25:* Deliver more opportunities for affordable housing

The NCRP includes the following priorities that apply specifically to the Kyogle Council LGA:

- Grow agricultural links along the Summerland Way corridor to south-east Queensland to maximise connections with national and international markets.
- Support the important local grazing, dairy, cropping and horticultural industries and promote new opportunities for agribusiness.
- Identify opportunities to expand nature-based adventure and cultural tourism places and enhance visitor experiences within areas such as the Border Ranges.
- Develop employment land at Kyogle.
- Maximise opportunities associated with the Toowoomba Wellcamp Airport and the expansion of the Bromelton State Development Area to support Kyogle's agricultural sector.
- Protect important farmland at Kyogle, Wiangaree, Cedar Point, Edenville, Dyraaba Central, Roseberry Creek, Robinvale, Old Grevillea and Eden Creek.
- Deliver housing to the northern, eastern and southern fringes of Kyogle.
- Support the village and rural lifestyle of Woodenbong, Bonalbo, Tabulam, Mummulgum, Cawongla, Old Bonalbo, Geneva, Wiangaree and Mallanganee.

This LSPS has been prepared to reflect and deliver on the Directions of the NCRP as well as on the LGA-specific priorities.



Local policy

The highest-level expression of Council's strategic priorities is established in the Community Strategic Plan 2016-2026 (CSP). The CSP is based on five themes which are outlined below, together with their key policies and strategies that are related to land use planning.

► **VISION** *Working together to balance environment, lifestyle and opportunity*

► **Governance and community services**

The sustainable management of roads, bridges and other infrastructure

► **Ageing in place, disability services and respite care**

Promote social equity and inclusion

Increase the supply of adaptable and appropriate housing

Advocate for services to support older persons and persons with a disability to live in their communities

Achieve equitable access to public places and commercial precincts

Ensure sufficient infrastructure to support older persons and persons with a disability

► **Agriculture**

Expand agricultural business opportunities

Enhance the economic viability of agriculture

Encourage sustainable land management practices that will ensure the long term sustainability of agriculture and the environment

Ensure infrastructure is adequate to support agricultural activities

► **Visitor attraction**

Enable access to places of interest in National Parks and State Forests

Develop a Destination Management Plan and Visitor Economy Strategy

Develop and promote events that attract visitors

► **Village life**

Develop a vision for urban renewal

Identify and create opportunities for economic development

Support innovation with respect to environmentally and socially sustainable development

Conservation and celebration of heritage to promote village or place identity

This LSPS is cognisant of and aligned with the priorities in the CSP, many of which have land use planning implications (for example, to review and amend the Kyogle Local Environmental Plan to support economic growth). Council will be required to develop a new CSP following local elections in September 2021 and this will provide an opportunity to further strengthen the relationship between the LSPS and Council's overarching strategic framework.

In the past few years Council has completed a number of planning exercises that respond to the NCRP and the CSP, including:

- The development and adoption of masterplans for six villages.
- Preparation and adoption of the Kyogle Mountain Bike Trail Development Strategy.

- An amendment to the LEP to allow temporary workers accommodation to be developed in rural areas to support agriculture.
- An amendment to the LEP to allow short-term events to be approved as 'complying development'.

In addition to the above, Council continues to advocate for support and investment to deliver strategic initiatives that will unlock the development potential of the region (for example, transport infrastructure upgrades). Other measures to stimulate development, including the adoption of an interim Developer Discount Policy, have also been introduced – and have been instrumental in supporting the local construction sector. The LSPS provides a mechanism to review and, where appropriate, embed these initiatives within the long term land use planning framework for the Kyogle LGA.





3 Strategic Directions

This LSPS is intended to be locally-distinctive. It articulates that which is particular to the Kyogle LGA and proposes actions that will deliver the change that our communities need in order to ensure that they are the vibrant places that our people deserve. This part of the LSPS outlines overarching strategic directions which are expressed as a Vision and 16 Planning Priorities.

Our Vision

The Kyogle Local Government Area is a special place. We recognise and value the remarkable attributes of this place and its people – and we plan for a sustainable, equitable and competitive future for our communities.

Our Vision statement is concise. It conveys our firm belief that the Kyogle LGA is a precious place that merits the highest standards of stewardship, planning and place making.

Our Vision statement is values-driven. It underscores our commitment to ensure that our people are empowered through access to a full range of choices and opportunities.

Our Vision is deliverable. It is underpinned by actions that will bring about sustainable, positive change.

Themes and Planning Priorities

The Kyogle LSPS has four overarching key themes which provide a framework for action over the lifetime of the LSPS:

-  **Prosperity**
-  **Housing**
-  **Liveability**
-  **Sustainability**

These themes have been developed to respond to the particular challenges and opportunities identified in the preceding section, and also align with adopted and emerging regional and local policy. In this way, the LSPS is a coherent extension of existing policy and articulated community priorities – it provides for continuity in planning and action over the long term.

This section of the LSPS outlines the four themes and articulates planning priorities that sit within each theme.

The safeguarding and creation of jobs is an essential precursor to sustainable local growth. As previously identified, the Kyogle LGA has been out of step with the levels of population and economic growth experienced elsewhere in the Northern Rivers region over recent years. Negative growth places pressure on existing services, businesses and facilities and actively militates against inward investment.

The adoption of the LSPS with job creation 'front and centre' sends a clear message that Council will work to establish a proactive land use planning framework that will build confidence in Kyogle as a competitive location for investment and development.



Prosperity

PLANNING PRIORITY

RATIONALE OR NEED FOR THIS PRIORITY

CONSISTENT WITH EXISTING POLICIES?

Priority A1

Support growth and diversification of our agricultural sector

Agriculture is a key part of the local economy, yielding the highest numbers of jobs (together with forestry) and the highest economic output. There is significant potential for growth and diversification through growing markets and innovation. Productive agricultural land, access to water and a skilled and knowledgeable workforce are key assets of the Kyogle Council area. This priority is reflected in the proposal to introduce a single rural land use zone and biodiversity overlay in the LEP, as articulated in Action A1.3

Yes. Consistent with NCRP Directions 11, 12 and 13, Regional Economic Development Strategy (REDS) and CSP.

Priority A2

Support key strategic and cross border transport initiatives

Improving connectivity into South-east Queensland will provide greater opportunity to access markets, processing facilities and transport links and hubs including the Port of Brisbane, Bromelton State Development Area and the future Inland Rail line. It will also improve the connection to productive agricultural land in the Darling Downs.

Yes. Consistent with NCRP Directions 9 and 10, REDS, Northern Rivers Joint Organisation (NRJO) Strategic Regional Priorities and CSP.

Priority A3

Support sustainable growth of the visitor economy

Whilst the Kyogle Council LGA has features which are attractions for tourists and visitors, including World Heritage areas, national parks, state forests, an attractive rural landscape and outdoor recreation opportunities, the LGA presently offers limited tourism-focused infrastructure, services, businesses and experiences. The LGA adjoins South-east Queensland which has a large, growing population. Accordingly, there is significant potential to increase tourism and visitation.

Yes. Consistent with NCRP Direction 8, REDS and CSP.

Priority A4

Create the right conditions to support enterprise and innovation

Council seeks to support the ability of business to establish and grow through ensuring sufficient land is available for development, development is permissible and infrastructure is available to support development in key sectors including agriculture, horticulture and forestry.

Yes. Consistent with NCRP Directions 6 and 21 and REDS.



Housing

This LSPS will create the right conditions for growth and extending choice in the local housing market. It builds upon our existing knowledge of the key structural issues that need to be addressed in order to provide the accommodation options required by our communities.

Relative to neighbouring districts, housing prices are very competitive within the Kyogle LGA. However, yields on residential development have been lower than elsewhere in the region – with the attendant impact that there has been low growth in terms of new, market housing. In addition, there is insufficient choice within the local housing market to cater for the needs of the current and predicted population of the area. The forecast demographic profile of Kyogle continues to show strong representation in the older cohorts – this will dictate that demand will grow for smaller housing units coupled with good access to facilities and support services.

PLANNING PRIORITY	RATIONALE OR NEED FOR THIS PRIORITY	CONSISTENT WITH EXISTING POLICIES?
Priority B1 Plan for appropriately located and designed residential development	New residential development should be planned to avoid natural hazards and impacts on ecological values, watercourses and good quality agricultural land. New residential areas should also have good access to services and facilities. New residential development should be responsive to the local climate and character.	Yes. Consistent with NCRP Directions 22, 23 and 24, REDS and CSP.
Priority B2 Plan to provide greater housing choice for our community	The LGA currently has a lack of diversity in the size and type of housing available. A range of dwelling sizes and types is required to cater for different people, different life stages (including ageing in place), household composition and physical abilities. Kyogle Council will plan to deliver a greater range of housing types and sizes to meet the diverse needs of the population.	Yes. Consistent with NCRP Directions 23 and 25, NRJO Strategic Regional Priorities and CSP.
Priority B3 Empower Aboriginal communities to plan for the development and management of their land	Land owned by Local Aboriginal Land Councils within the Kyogle LGA represents an opportunity to contribute to the economic self-determination of local Aboriginal people. It is NSW Government policy to assist economic self-determination through realising opportunities afforded by land holdings.	Yes. Consistent with NCRP Directions 16 and 17.
Priority B4 Ensure that infrastructure is delivered to meet the needs of the community	Development needs to be serviced by adequate and appropriate infrastructure. Appropriate infrastructure must be planned for delivery in conjunction with development.	Yes. Consistent with NCRP Direction 21.

The Kyogle LGA benefits from an outstanding range of natural and cultural endowments – from World Heritage-listed rainforests to areas of acknowledged cultural significance. The area is increasingly popular with visitors, and residents value the unparalleled life-work balance that is available to them.

The LSPS recognises that a planned approach to managing, protecting and enhancing the diverse community and landscape assets of the Kyogle LGA is required. Through protection, promotion and celebration of these assets, the opportunity exists to raise broader awareness of the LGA as an environment in which to live, work and play.



Liveability

PLANNING PRIORITY	RATIONALE OR NEED FOR THIS PRIORITY	CONSISTENT WITH EXISTING POLICIES?
Priority C1 Plan and deliver vibrant town and village centres	Vibrant town and village centres contribute to the quality of life of residents, attract tourists and visitors and contribute to the economic vitality of the LGA. Kyogle Council's planning policies can assist to lay the foundations for increased economic and social activity in its urban centres.	Yes. Consistent with NCRP Directions 14 and 15 and CSP.
Priority C2 Deliver quality and connected open and recreational spaces	Open space is an important component of liveable settlements and makes an important contribution to the quality of life for residents. To maximise benefits, open space should be well-designed, should include appropriate facilities and should be easily accessible by users.	Yes. Consistent with NCRP Directions 14 and 15 and CSP.
Priority C3 Ensure our towns and villages are safe, attractive, accessible, inclusive and healthy	Settlements and their centres should be safe for users, attractive and be easily accessible and inclusive for people of different ages and physical abilities. Our towns and villages should facilitate healthy lifestyles by providing opportunities for walking, cycling and active recreation.	Yes. Consistent with NCRP Directions 14 and 15 and CSP.
Priority C4 Value, protect and celebrate our unique cultural heritage	Items and places of heritage significance in the Kyogle LGA contribute significantly to local identity and character. The community of the Kyogle Council LGA value the cultural heritage of the LGA. Opportunities to further protect heritage, and to celebrate it, should be pursued.	Yes. Consistent with NCRP Directions 18 and 19 and CSP.

The Kyogle LGA is forecast to experience manageable growth during the period of this LSPS. In this regard, the municipality will be transitioning from a period of population decline – with attendant low growth and development rates – to a phase where expansion and diversification of key centres is anticipated. The local strategic planning framework will need to balance competing interests associated with growth and development on the one hand, with conservation and environmental protection on the other.

The acknowledged biodiversity value of the area dictates that development will need to be carefully managed and located to ensure no unacceptable adverse impacts on the special environment of the Kyogle LGA. In addition, increasing climate instability is exacerbating the range and frequency of natural hazards with which our communities must contend. The LSPS promotes a range of actions that will help to conserve critical environmental assets and help to protect our communities in times of increased risk.



Sustainability

PLANNING PRIORITY	RATIONALE OR NEED FOR THIS PRIORITY	CONSISTENT WITH EXISTING POLICIES?
Priority D1 Protect and enhance areas of high environmental value and biodiversity	Areas of high environmental value and biodiversity provide ecosystem services and contribute to the quality of life for residents as well as serving as an attractor to tourists and visitors. Protection of these values, along with improved stewardship of these resources by the responsible agencies, is therefore important.	Yes. Consistent with NCRP Directions 1 and 2 and NRJO Strategic Regional Priorities.
Priority D2 Protect and enhance the health of the Richmond and Clarence catchments	The Richmond and upper Clarence River catchments presently display poor to average catchment health and water quality, particularly in the Richmond River. Strategies to enhance catchment health and water quality are required.	Yes. Consistent with NCRP Directions 1 and 2 and NRJO Strategic Regional Priorities.
Priority D3 Protect communities from the risks associated with natural hazards	Responsible land use planning seeks to ensure that development is responsive to natural hazards so that the safety and livelihood of future residents and users is not threatened.	Yes. Consistent with NCRP Direction 3.
Priority D4 Plan for adaptation to, and mitigation of, the effects of climate change	The forecast effects of climate change pose significant threats to biodiversity, public infrastructure, agriculture and community wellbeing and safety. Planning for adaptation and mitigation is therefore important.	Yes. Consistent with NCRP Direction 3.



4 Action Plan

The following tables outline an Action Plan to achieve the Planning Priorities identified previously. The Actions will be carried out by Council through further planning work, strategy development or as specific actions. The tables also identify who is responsible for undertaking the Actions and timeframes within which they are proposed. The timeframes are defined as follows: Immediate 0-2 years, Short term 3-5 years, Medium term 6-10 years and Longer term 11-20 years. Ongoing Actions are those where activity is already in hand and/or where effort to deliver the required outcomes will form part of Council's core business (e.g. advocacy activities). This section also includes two maps which illustrate key Actions as they apply to the LGA and Kyogle township.

Many of the Actions will be delivered in partnership with the State Government agencies which have responsibility and carriage over these and related matters. Accordingly, Council will lobby for appropriate resources where the delivery of outcomes advocated in the LSPS also assists these agencies to meet their objectives and responsibilities.





Support growth and diversification of our agricultural sector

ACTION	TIMEFRAME	RESPONSIBILITY
A1.1 Protect good quality agricultural land from incompatible development and fragmentation	Ongoing	Council
A1.2 Protect freight corridors and facilities and advocate for, and where appropriate, deliver infrastructure to support agribusiness.	Ongoing	Council
A1.3 Amend the Kyogle LEP to introduce a single rural land use zone (RU1) and biodiversity overlay	Immediate	Council
A1.4 Undertake an assessment to determine the viability and need for a range of smaller lot sizes to support diverse agricultural pursuits	Immediate	Council
A1.5 Amend the Kyogle LEP to facilitate diversification of agriculture and provide opportunities for value-adding to existing agricultural enterprises	Immediate	Council



Support key strategic and cross border transport initiatives

ACTION	TIMEFRAME	RESPONSIBILITY
A2.1 Work with Transport for NSW to investigate future options for a new State border crossing and improvements to the Summerland Way, Mount Lindesay Highway and Mount Lindesay Road	Ongoing	Council in partnership with Transport for NSW
A2.2 Support and advocate for improvements to the Clarence Way and work with Transport for NSW to investigate B-double access between Casino and Tabulam via the Bruxner Highway	Ongoing	Council in partnership with Transport for NSW
A2.3 Work with Transport for NSW to investigate improvements to, and build additional capacity for, freight and passenger rail services	Ongoing	Council in partnership with Transport for NSW and rail freight and passenger service providers



Support sustainable growth of the visitor economy

ACTION	TIMEFRAME	RESPONSIBILITY
A3.1 Amend the LEP to allow additional appropriate types of tourist accommodation, development and activities to support agritourism in rural areas	Short term	Council
A3.2 Review LEP and DCP provisions to support appropriate tourism development	Short term	Council
A3.3 Consult with Native Title claimants and other aboriginal organisations to ascertain their cultural tourism aspirations	Short term	Council
A3.4 Research and prepare a Tourism Development Strategy	Medium term	Council



Create the right conditions to support enterprise and innovation

ACTION	TIMEFRAME	RESPONSIBILITY
A4.1 Identify opportunities to increase inward investment and to support growth of existing businesses and industries	Ongoing	Council
A4.2 Prepare an Employment Land Demand Analysis to determine requirements for business and industrial land supply	Medium term	Council
A4.3 Amend the LEP to ensure supply of appropriately located and serviced business and industrial zoned land	Medium term	Council
A4.4 Identify key local transport infrastructure upgrades and network improvements required to stimulate economic development	Medium term	Council
A4.5 Review the LEP to identify opportunities for compatible employment generating activities to take place in the rural zone	Medium term	Council



Plan for appropriately located and designed residential development

ACTION	TIMEFRAME	RESPONSIBILITY
B1.1 Identify additional opportunities for residential development in infill locations	Ongoing	Council
B1.2 Review the supply of residential zoned land and where required, zone additional land for residential use	Short term	Council
B1.3 Review DCP development criteria to ensure climate responsive design, energy and water efficiency reflect contemporary best practice	Short term	Council
B1.4 Identify opportunities for appropriately- located rural residential and lifestyle development and amend the LEP accordingly	Short term	Council
B1.5 Review LEP and DCP provisions to ensure that development respects rural landscape character	Medium term	Council



Plan to provide greater housing choice for our community

ACTION	TIMEFRAME	RESPONSIBILITY
B2.1 Prepare a Housing Needs Assessment to determine housing needs and demand for associated aged care and disability support services	Immediate	Council
B2.2 Introduce adaptable housing guidelines and criteria for different housing types into DCP provisions	Medium term	Council
B2.3 Review LEP provisions to facilitate the delivery of more smaller dwellings and diversity of lot sizes with good access to services and infrastructure	Medium term	Council
B2.4 Prepare and implement an affordable housing strategy	Longer term	Council



Empower Aboriginal communities to plan for the development and management of their land

ACTION	TIMEFRAME	RESPONSIBILITY
B3.1 Assess opportunities to return Crown Land to the ownership and management of Local Aboriginal Land Councils	Ongoing	Council
B3.2 Consult with Local Aboriginal Land Councils and other aboriginal organisations to ascertain their development aspirations	Short term	Council
B3.3 Amend the LEP to facilitate appropriate development of Local Aboriginal Land Council land, and work with Local Aboriginal Land Councils to prepare development delivery plans for their land	Medium term	Council



Ensure that infrastructure is delivered to meet the needs of the community

ACTION	TIMEFRAME	RESPONSIBILITY
B4.1 Determine infrastructure requirements for any new development areas and prepare infrastructure delivery plans accordingly	Short term	Council
B4.2 Plan for the delivery of essential infrastructure to support the growth of our villages	Ongoing	Council
B4.3 Review development contributions plans to achieve a balance between promoting growth and investment and providing for future infrastructure needs	Medium term	Council



Plan and deliver vibrant town and village centres

ACTION	TIMEFRAME	RESPONSIBILITY
C1.1 Amend the LEP to allow artisans and crafts persons enterprises and appropriate residential development in the Kyogle CBD (Zone B2 Local Centre)	Immediate	Council
C1.2 Amend the DCP to provide criteria for development in zones B2 and B4	Immediate	Council
C1.3 Prepare Master Plans for the Kyogle cultural hub/civic precinct and wider CBD	Short term	Council
C1.4 Continue to implement the actions from adopted Village Masterplans	Ongoing	Council
C1.5 Work with Transport for NSW to investigate options and address impacts caused by heavy vehicles through the Kyogle CBD	Longer term	Council in partnership with Transport for NSW



Deliver quality and connected open and recreational spaces

ACTION	TIMEFRAME	RESPONSIBILITY
C2.1 Prepare an Open Space Design Guide and associated Plans of Management for community land	Immediate	Council
C2.2 Undertake open space network planning and enhance and maintain parkland and open space to adopted standards	Ongoing	Council
C2.3 Support community organisations to plan and develop publicly accessible trail networks consistent with adopted plans and priorities	Ongoing	Council
C2.4 Support and advocate for improved and restored access to and enhancement of key state-owned recreational spaces, such as Toonumbar Dam, state forests and national parks	Ongoing	Council in partnership with Northern Rivers Joint Organisation



Ensure our towns and villages are safe, attractive, accessible, inclusive and healthy

ACTION	TIMEFRAME	RESPONSIBILITY
C3.1 Plan and deliver enhancements to public places and spaces in accordance with the Open Space Design Guide	Ongoing	Council
C3.2 Prepare landscape plans for key streets, precincts and public places to enhance amenity and to encourage active lifestyles	Short term	Council
C3.3 Review and update the Pedestrian Access and Mobility Plan to support walking, cycling and access for mobility impaired persons	Medium term	Council



Value, protect and celebrate our unique cultural heritage

ACTION	TIMEFRAME	RESPONSIBILITY
C4.1 Consult with Local Aboriginal Land Councils and the Aboriginal community to finalise the Kyogle Aboriginal Cultural Heritage Mapping Project (OEH, 2013) and implement recommendations	Short term	Council
C4.2 Design and implement a Local Heritage Fund to support maintenance and enhancement of heritage properties	Short term	Council



**Planning
Priority D1**

Protect and enhance areas of high environmental value and biodiversity

ACTION	TIMEFRAME	RESPONSIBILITY
D1.1 Prepare a Planning Proposal to introduce a biodiversity overlay and associated development controls in the LEP	Immediate	Council
D1.2 Review LEP and DCP provisions to ensure development criteria adequately protect environmental values	Short term	Council
D1.3 Investigate options to protect koala habitat and support koala populations	Short term	Council
D1.4 Work in partnership with State government agencies to identify areas of high biodiversity value and support the development of a biodiversity strategy	Medium term	Council in partnership with the Department of Planning, Industry and Environment



**Planning
Priority D2**

Protect and enhance the health of the Richmond and Clarence river catchments

ACTION	TIMEFRAME	RESPONSIBILITY
D2.1 Review DCP provisions to ensure development controls protect water quality, waterway health and key fish habitat	Medium term	Council
D2.2 Advocate for better systems of management of river catchments and promote improved land use practices to improve water quality and riparian health	Ongoing	Council in partnership with Rous County Council and State government agencies
D2.3 Ensure land use planning reflects the principles of Integrated Water Cycle Management and Water Sensitive Urban Design	Ongoing	Council
D2.4 Amend the LEP to include relevant development controls to protect riparian land, watercourses, wetlands and key fish habitat	Medium term	Council



**Planning
Priority D3**

Protect communities from the risks associated with natural hazards

ACTION	TIMEFRAME	RESPONSIBILITY
D3.1 Review and update bushfire prone land mapping using contemporary aerial photography	Medium term	Council
D3.2 Assess flood hazards in the LGA and ensure land use planning and development criteria contain provisions to avoid hazards and reduce risk	Ongoing	Council
D3.3 Plan and deliver places for community respite from heatwave, bushfire and flood	Ongoing	Council



**Planning
Priority D4**

Plan for adaptation to, and mitigation of, the effects of climate change and instability

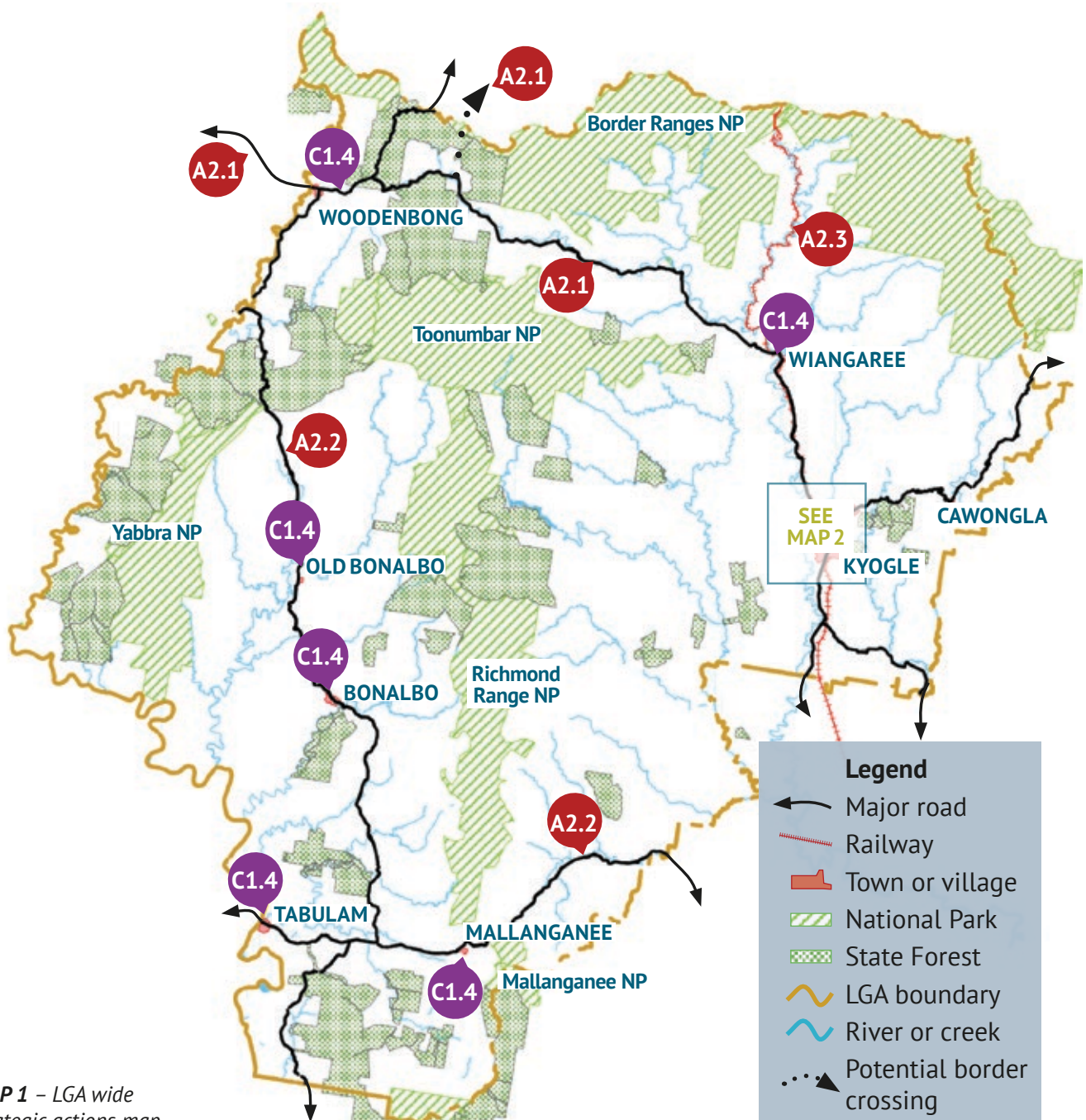
ACTION	TIMEFRAME	RESPONSIBILITY
D4.1 Implement the targets adopted in the Kyogle Council Renewable Energy Action Plan	Medium term	Council
D4.2 Collaborate to support the production of a regional climate adaptation plan	Short term	Council in partnership with Northern Rivers Joint Organisation
D4.3 Implement the 'Kyogle Council – Review of Climate Change Assessment and Adaptation Initiatives, 2019'	Ongoing	Council
D4.4 Assess industry, community, organisation and infrastructure resilience and prepare plans to respond to adverse events	Medium term	Council

Key to Actions

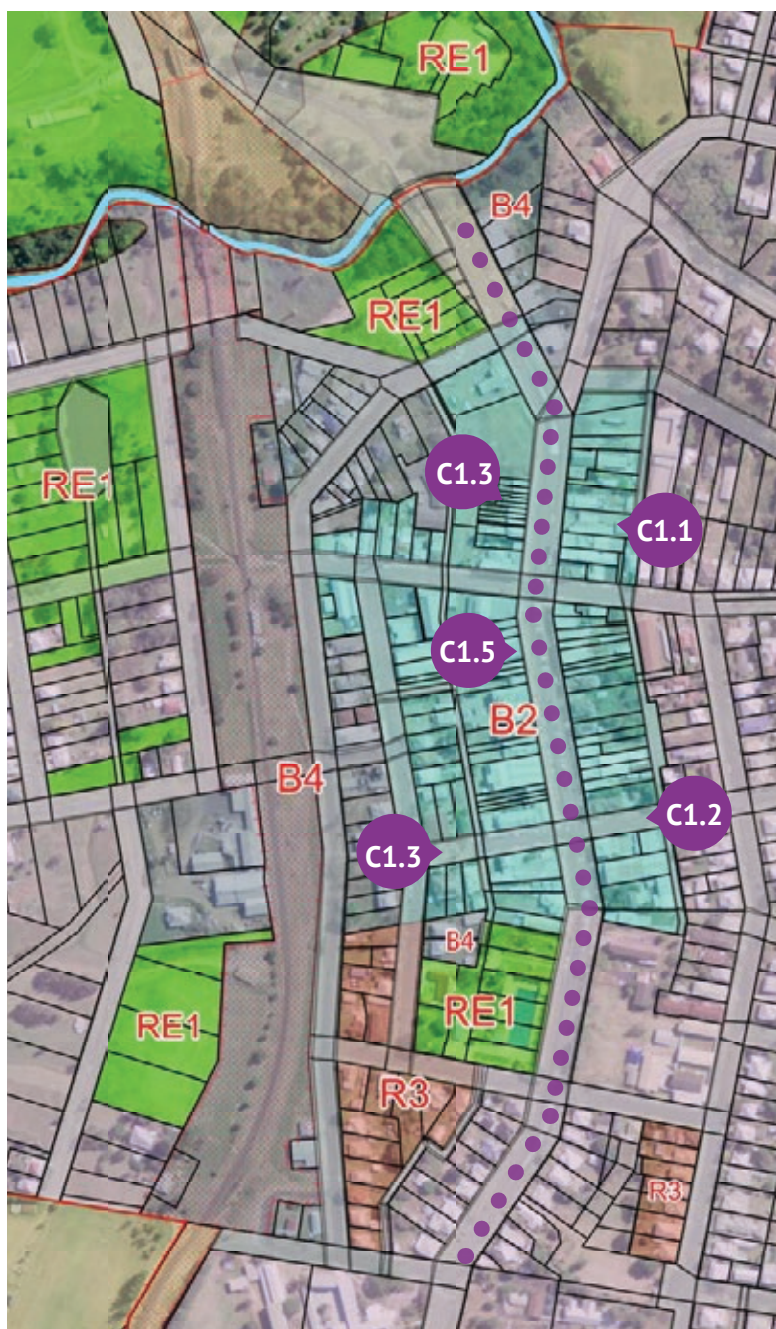
- A1.3** Amend the LEP to introduce a single rural land use zone
- A1.4** Undertake an assessment to determine the viability and need for a range of lot sizes to support diverse agricultural pursuits
- A1.5** Amend the LEP to facilitate diversification of agriculture and value-adding opportunities
- A2.1** Work with Transport for NSW to investigate future options for a new State border crossing and improvements to the Summerland Way, Mount Lindesay Highway and Mount Lindesay Road
- A2.2** Support and advocate for improvements to the Clarence Way and work with Transport for NSW to investigate B-double access between Casino and Tabulam via the Bruxner Highway

- A2.3** Work with Transport for NSW to investigate improvements to, and build additional capacity for, freight and passenger rail services
- A3.1** Amend the LEP to allow additional tourism-based development in rural areas
- C1.4** Continue to implement the actions from adopted village masterplans
- C2.4** Support and advocate for improved and restored access to State Forests and National Parks to support recreation and tourism
- D1.1** Amend the LEP to introduce a biodiversity overlay
- D2.2** Advocate for better catchment management and promote improved land management practices to improve water quality and river health
- D2.4** Amend the LEP to protect riparian land, watercourses and wetlands and key fish habitat

(Note: actions highlighted yellow are not applicable to specific locations)



MAP 1 – LGA wide strategic actions map



Key to Actions

- C1.1** Amend the LEP to allow artisans and crafts persons enterprises and appropriate residential development in Zone B2
- C1.2** Amend the DCP to provide criteria for development in Zone B2 and B4
- C1.3** Prepare masterplans for the Kyogle civic precinct and wider CBD
- C1.5** Work with Transport for NSW to investigate options and address impacts caused by heavy vehicles through the Kyogle CBD

Key to Land Use Zones

- B2 Local centre
- B4 Mixed use
- RE1 Public recreation
- R3 Medium density residential

MAP 2 – Kyogle strategic actions map



5 Implementation

Delivery

Council will continue to pursue grant funding opportunities to provide additional avenues or resources to deliver infrastructure and improvements to services and facilities. Work programs relating to delivery of Actions will be identified in Council's annual Operational Plan and 4-yearly Delivery Program.

Monitoring, reporting and review

Council will monitor the achievement of actions or outcomes in the LSPS in the following ways:

1. Monitoring

a) Land supply

Council will monitor new lot approvals on an annual basis to determine the number of new lots approved. Council will also monitor subdivision certificates issued to determine the number of new lots created. Council will monitor the remaining area of residential, industrial and commercial zoned land on an ongoing basis.

b) Housing delivery

Council will monitor development consents granted for new dwellings on an annual basis. Council will monitor the issue of Occupation Certificates for new dwellings in order to ascertain the number of new dwellings delivered.

2. Reporting

Council will report on the achievement of the Actions in the LSPS in the following ways:

- Reporting to Council will be carried out on an annual basis through the annual report.
- Reporting to the Department of Planning, Industry and Environment will be carried out through the annual Housing and Land Monitor which covers dwelling approvals and construction, lot approvals and creation and remaining zoned employment and residential land.

3. Review

In accordance with s. 3.9(1) of the *Environmental Planning and Assessment Act 1979*, Council will carry out a comprehensive review its LSPS at least every 7 years. Additionally, Council may, as required, periodically review the LSPS or parts of it during the 7 year period.

References

Population and housing statistics: Australian Bureau of Statistics, Census of Population and Housing, 2016. Compiled and presented in profile.id by .id, the population experts.

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North Coast Regional Plan 2016-2036 (Department of Planning and Environment, 2016).

Northern Rivers Joint Organisation – Statement of Regional Priorities 2019-2022 (NRJO, 2019).

Northern Rivers Economic Development Strategy (Northern Rivers Regional Development Australia, 2018)





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