



Image by: Hannah Kidd

Tweed Shire Council

# **Rural Villages Strategy**

February 2016



## Statement of acknowledgement 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 owners and custodians of these lands.

This Strategy was developed by Tweed Shire Council in consultation with the local community. Significant input was provided by the following groups and individuals:

Rural Villages Strategy Reference Panel: Jim Watson, Sue Harnett, Erwin Weber, Anni Bossink, Eddie Roberts, Robert Budd, Amanda Baker, Glennis Wood, Reg Robinson, Georgina Woodlee, Ray Jewry, Jeff Cramp, Geoffrey Collwill, Phil Connor, Sandra Flannery, Steve Tate (until May 2014) and Carla Wilson.

Bond University lecturers and researchers: Ned Wales, Susanne Taylor and dr Jane Johnston as well as students from the School of Architecture and postgraduate course in communication. University of Queensland: dr Anthony Halog.

Further input to the Strategy was provided by numerous Tweed Shire Council staff including: Matthew Zenkteler, Robyn Eisermann, Josh Townsend, Stuart Russell, Jonathan Lynch, Iain Lonsdale, Kate Gahan, Emma Whittlesea, Anne McLean, Danny Rose, Ray Clark, Grahame Burton, Stewart Brawley, Debbie Firestone and Mark Kingston.

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# 1. Introduction

# 1.1 Vision

Tweed's rural villages and settlements will thrive as unique, desirable places to live in.

# 1.2 Strategic goals

Tweed's natural environment and landscape is scarce, state-wide, Australia-wide and worldwide. This mosaic of farmland and villages scattered through the region of World Heritage significance (Gondwana World Heritage Area) is unique and must be protected. Such protection however should not be limited to efforts focusing on the natural biodiversity; it is the aim of the Rural Villages Strategy to look beyond the environment and recognise that the key to the future of Tweed Shire's rural villages lies in their assets: the nature, the people and the culture. The region's scenic and natural beauty, its culture, creativity of the local communities, rich heritage and history inspire to plan for a sustainable future that builds on, and enhances these assets.

The Rural Villages Strategy seeks to achieve the following strategic goals:

1. Ensure that the future of the rural villages and settlements is based on environmental, social and economic resilience and sustainability.
2. Identify initiatives and opportunities based on key assets of the rural villages: their people, culture and nature.
3. Provide actions aimed at establishing Tweed's rural villages as creative hubs, known not only for crafts and arts, but also for entrepreneurship.
4. Ensure that future development occurring in the rural settlements provides a variety of housing choice for existing and future needs, and is consistent with community's visions and aspirations and is based on principles that strengthen Tweed's role as a proactive, inspirational leader in sustainability.
5. Establish a long-term strategic planning framework for the rural villages.

# 1.3 About the Rural Villages Strategy

Rural villages are an important part of the Tweed's history and character. They also have an exciting role to play in the region's future.

The Rural Villages Strategy has been prepared to provide a vision for the rural settlements of the Tweed Shire and a set of strategic goals, actions and activities aiming to deliver this vision. The Strategy, once endorsed by Tweed Shire Council, will become a part of the series of strategic documents for the Tweed Shire area. It is intended to be a policy document that will facilitate and manage the change, challenges, and implement the aspirations of the Tweed's rural villages.

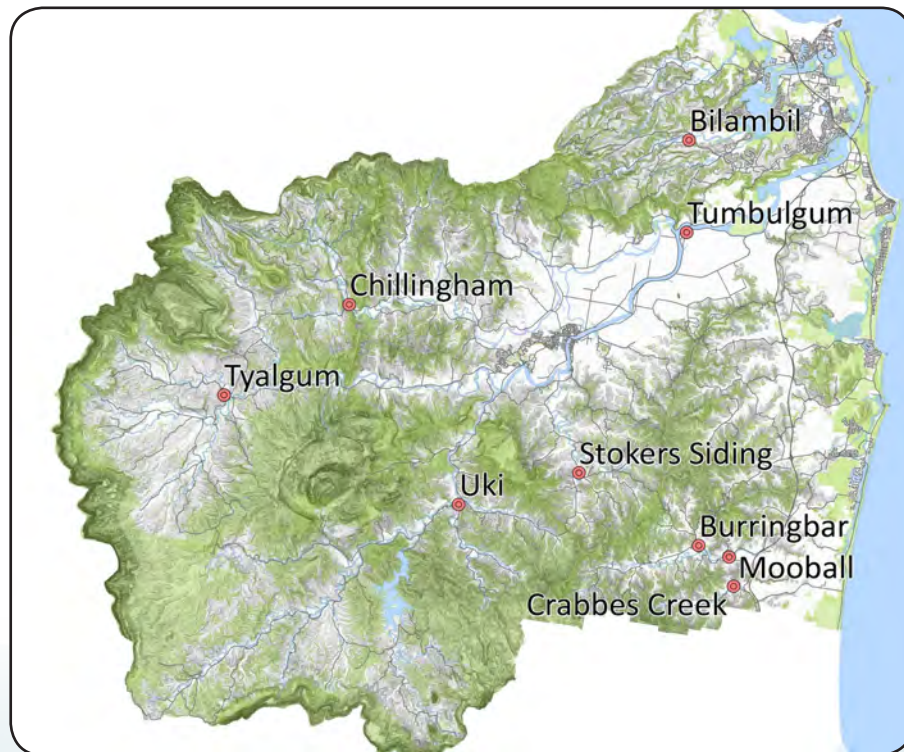
The scope of work at the drafting stage was to look at the rural settlements and villages of the Tweed and, together with the local communities, provide for the future role of each of them in the settlement network of the Tweed Valley. While identifying and exploring the issues and opportunities, this Strategy takes into account the principles of sustainable planning, local and state government priorities and opinions and desires expressed by individuals and communities.

This Strategy establishes the following:

- Vision and strategic goals for the rural villages;
- Region-wide initiatives identifying opportunities and addressing future development, community life and environmental protection;
- Initiatives for individual villages, aiming to respond to community's aspirations and challenges, unique for each village;
- Action Plan, describing the implementation of this Strategy. Following the adoption of the Strategy by Council, a more detailed review of timeframes and resourcing for each action will be undertaken through consultation with the relevant business units of Council; and
- The Strategy will be subject to a major review in 2021, and a report will be submitted annually to Council to provide an update on the implementation of the Action Plan.

# 1.4 Land subject to the Strategy

This Strategy does not have a strictly defined application area. Its scope are the nine rural villages of the Tweed Shire: Bilambil, Burringbar, Chillingham, Crabbes Creek, Mooball, Stokers Siding, Tumbulgum, Tyalgum and Uki, and the rural communities surrounding these villages. This approach is based upon the understanding that in the rural context, the role of villages is not limited to their physical boundaries as they are a focal point for people who live outside of the villages and are actively involved in community life, local businesses, events or local community associations.



Map 1: Rural villages of the Tweed Shire.

There are other, smaller rural settlements in the Tweed Shire, such as Kunghur, Crystal Creek, Eungella, Midginbil, Dungay, Fernvale and Doon Doon. All of them are located in rural land but are not considered as rural villages (in the sense of characteristics of a rural village outlined in the frame to the right). These smaller settlements can benefit from actions and activities of a region-wide application area, which are outlined under Part 3 of this Strategy.

## What is a rural village?

The North Coast Urban Design Guidelines provide for the following characteristics of a rural village:

- Compact and well-defined with an obvious centre and community focus
- Informal edges that interface the village and the surrounding natural or rural environment.
- Located in close proximity to a waterway or on a major highway or rail line.
- Surrounded by farmlands.
- Generally of walkable size.
- Surrounding landscape provides strong visual connections with the environmental setting.
- A range of functions, including dwellings, community facilities, public open space and commercial area.
- Formal street grid generated by a wide mixed-use main road.



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## 2. Background



## 2.1 Preparation of the Rural Villages Strategy

The Rural Villages Strategy is a strategic document which defines a vision for the rural villages and develops a suite of actions and activities aiming to deliver this vision. The Strategy is also an introduction to more detailed, locality based planning, which will target key rural villages in following years.

Council has developed the Rural Villages Strategy together with the local communities. As provided on the flowchart (right), the project started in October 2013, with a series of community meetings aimed at discussions about the sustainable future of the villages and documenting those “bread and butter” issues like quality of footpaths (or lack of them), access to health services or availability of open space areas.

In early 2014, a reference panel was appointed, comprising of 17 members from Tweed’s rural community whose role was to assist in the preparation of the Strategy and to ensure that the aspirations of each community are properly identified and addressed. The 2013 community consultation was summarised in the Discussion Paper, published in June 2014. The Discussion Paper indicated that the future scope of the strategy should evolve to focus not only on the principles guiding the future development, but most of all on strategies assisting local businesses, protection of the environment and improved relations between Council and community, particularly for common projects and initiatives. The Discussion Paper was subject to a second round of community meetings held in July 2014 in all rural villages.

The drafting stage concluded in February 2015 and was followed by a Councillors workshop and public exhibition which commenced in July and concluded in September 2015.



Fig 1: Preparation of the Rural Villages Strategy - timeline

Extensive community consultation resulted in an enormous amount of community involvement and input to the Strategy. Priorities set out by the community in 2013, and summarised in the Discussion Paper, were used to create the following principles of the Strategy:

1. Help existing places flourish;
2. Create great new places;
3. Protect the villages' vibe; and
4. Protect the natural and cultural heritage values.

All feedback collected from the local community was recorded, analysed and used to inform the Strategy, as outlined in the flowchart on next page.

While the idea behind the preparation of this Strategy was to focus on the relationship and uniqueness between the villages, some of the directions and actions have a region-wide application, as they target issues common to all villages and settlements.

Feedback from the community has been translated into specific village objectives and recommendations. In most cases, feedback from the communities referred to specific villages; in response, the majority of actions defined under the Strategy have village-specific application. When there was a recurring theme or issue raised by more than one village, the feedback was collated and recommendations prepared for several or all villages. One of the examples is assistance to small businesses and entrepreneurship, or removal of obstacles for the creation of new entrepreneurial initiatives and village based businesses in general.

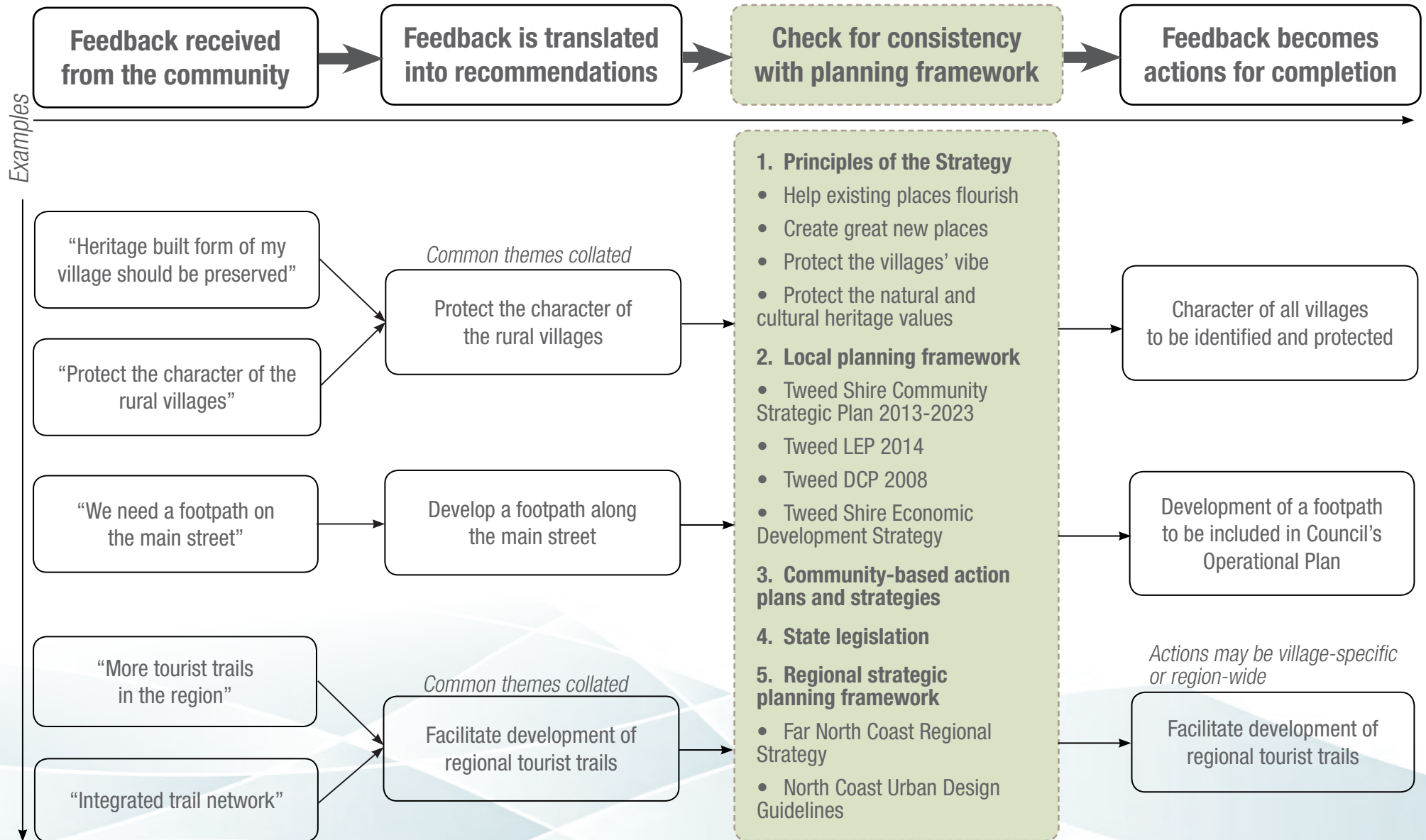
Region-wide directions and actions are contained under Part 3 of the Strategy. Part 4 contains provisions unique for individual villages.



*Uki - main road.*

Fig 2: Flowchart - Conversion of community feedback into actions of the Rural Villages Strategy

This flowchart outlines the process of collating individual feedback and its conversion into actions and activities. The left column (Feedback received from the community) includes examples only. Full summary of community's feedback is published on <http://yoursaytweed.com.au/ruralvillages>.



## 2.2 Relationship with the strategic planning framework

The Rural Villages Strategy has been prepared to complement and inform other relevant local and State planning documents and instruments. It is positioned within the context of planning and environmental management legislative framework, which includes the following documents:

**Tweed Local Environmental Plan 2014:** The LEP is the primary planning tool used to control and guide the future development of land.

Relationship with the Rural Villages Strategy: The LEP sets out what development is permitted on land, whether Council's approval is needed and/or whether any special development standards apply. The Rural Villages Strategy may include a recommendation to change provisions of the LEP through a separate LEP amendment process. For example, this Strategy recommends that Crabbes Creek should be zoned with a RU5 Village zone, to achieve consistency in zoning of all rural villages.

**The draft Rural Land Strategy (RLS):** The RLS and the Rural Villages Strategy overlap in a spatial sense, as they both apply to the rural part of the Tweed Shire. The distinction between these two documents is that the Rural Villages Strategy focuses on the villages' communities, their priorities, and the way they see their villages in the future, while the RLS focuses on rural land, and options for its future use. The two strategies maintain consistency.

**Tweed Economic Development Strategy (TEDS) 2014:** The aim of this Strategy is to identify practical actions for the enhancement of the Tweed Shire economy. It includes several recommendations for the rural villages and Tweed hinterland.

Relationship with the Rural Villages Strategy: The Rural Villages Strategy builds

on the regional recommendations of the Economic Strategy by providing detailed actions and activities, consistent with the broader vision of Tweed's economy established under the TEDS 2014.

**Far North Coast Regional Strategy (FNCRS) 2006-2031:** Prepared by the State Planning Department, this Strategy manages the Region's high growth rate in a sustainable manner. It applies to Tweed, Lismore, Kyogle, Byron, Ballina and Clarence Valley Councils.

Relationship with the Rural Villages Strategy: The Rural Villages Strategy responds to and complies with the provisions of the FNCRS.

**Tweed Urban and Employment Land Release Strategy (TUELRS):** This Strategy identifies land for future urban development, including rural land in Burringbar and Mooball. The Rural Villages Strategy is consistent with provision of the TUELRS.

**Economic Development Strategy for Regional NSW:** This Strategy has been prepared by the NSW Department of Trade & Investment to drive economic growth of the regional areas of NSW. The Rural Villages Strategy responds to Goal 2 of this Strategy: 'Drive regional employment and regional business growth', by providing actions and initiatives outlined in Section 3.4 seeking to strengthen the local economy.

**Tweed Shire Community Strategic Plan 2013-2023:** The Strategy aligns with Tweed Shire Council's strategic vision statement: *The Tweed will be recognised for its desirable lifestyle, strong community, unique character and environment and the opportunities its residents enjoy.*

## 2.3 Relationship with community-driven strategies and plans

Over the past few years, communities from the rural districts of Tyalgum, Uki, Chillingham and Stokers Siding developed a series of action plans. These plans, co-funded by the State Government and Tweed Shire Council, identified vision statements, values, aspirations and a hierarchy of priorities of the local communities. The Rural Villages Strategy builds on these plans, particularly by acknowledging the need to nurture local assets and protect the character of the villages, whilst acknowledging and facilitating community-led initiatives aiming to strengthen local community, local businesses, and enhance the amenity of the rural villages.

By way of an example, the Rural Villages Strategy builds on the Caldera Economic Transition Plan 2009, by enhancing one of its key projects: the development of an integrated trail network. The idea for the network of trails is well-recognised among the local community as an opportunity to capitalise on both the existing recreational trails, as well as former trails such as the disused Murwillumbah-Casino rail line and the Nightcap Trail used by post carriages in the early days of settlement in the Tweed.



Fig 3: Strategies and Plans prepared by local communities and used to inform the content of the Rural Villages Strategy



### **3. Region-wide initiatives**

# 3.1 Overview of the region-wide initiatives

## Background

The current shape and role of the rural villages was largely established in early 20th century. In those early days of settlement, the villages were focal points for the farming communities, primary communication, supply, meeting and recreation centres for farmers dispersed across the Tweed region. Today, the villages still retain the scale and character, which date back to those early days. Their central roles in the local settlement network has however declined due to several factors, including decline of agriculture, improved access to larger employment centres of Murwillumbah and Tweed Heads/Coolangatta, closure of the Casino-Murwillumbah rail line and development of transit roads bypassing the villages.

## Outcomes

This part of the Strategy provides a set of actions applying to all rural villages. These actions have been prepared in response to the community's feedback and have been grouped into the following thematic sections:

- Development in harmony with nature - justifies the need to base any new development on a set of specific principles (regenerative development principles);
- Building on the assets - identifies actions aimed at the sustainable future of the region based on its key assets: nature, culture and people;
- Strengthening the economy - identifies actions aiming to promote entrepreneurship and assist existing and emerging small businesses;

- Planning principles - includes actions aimed at ensuring that the villages will maintain their role in the hierarchy of settlements.

Future development was one of the key themes discussed with the communities during the consultation stage. Whilst there are concerns about the impact that any new development may have on the villages, a prevalent view was that most of the villages need additional development. New development should however be consistent with community priorities and expectations, as identified during the consultation stage.

The planning system in New South Wales requires any expansion of a rural village, or residential development in rural land to be justified and supported by an adopted strategy. In this context, one of the purposes of this Strategy is to provide justification and outline principles guiding any future development.

The exact location of new development, or the direction of future expansion of the villages will be identified in locality plans, which will be prepared for each village in the next couple of years. The two exceptions are Burringbar and Mooball, where certain rural land have been identified for residential development under the Tweed Urban and Employment Land Release Strategy 2009. The land in Mooball has recently been rezoned to facilitate future residential development.

Actions aiming at strengthening the local economy have been largely formulated as a response to the issues and concerns highlighted by the villages' communities. It is a common viewpoint that small local government areas located further from the business and employment centres usually have fewer resources available to adequately assess and improve their current conditions. At the same time, the economic challenges that many rural villages and settlements face are surprisingly complex.

## 3.2 Developing in harmony with nature

### Background

One of the goals of this Strategy is to ensure that future development occurring in the rural settlements is consistent with community's visions and aspirations. Workshops and meetings carried out in the rural villages highlighted that the local communities support additional development in most of the villages; new development however should comply, or respond to community expectations. The following characteristics of new development in the rural villages have been identified as generally acceptable:

Sustainable subdivision pattern	Maintain rural character and beauty
Housing has to be in character, particularly where visible from the village	New development shouldn't be further from the village's core than a comfortable walking distance
Ecology of the area should be preserved	Harvesting rain water
Community should be included in consultation from an early stage	New development should be sustainable and sensitive to the neighbourhood
New development should attempt to increase alternative energy use and to source it locally	New development should consider housing for seniors to attract former residents back to the area
Consider shared housing as an option that offers a variety of housing choice for different age groups, whilst retaining the character of existing built form	New development must contribute to the village's atmosphere - villages must remain as places where people come together to interact
All existing landscape and scenic features must remain protected and enhanced by future development	Residential areas outside of main streets or centres will maintain their low-density, character that enhances local amenity

Table 1: Features of new development as proposed by the local communities.

This Strategy advocates for development based on planning framework recognising the above priorities.

### Outcomes - from sustainability to regeneration

To address the challenges of climate change, cities and regions around the world are transforming and pioneering innovative planning and design tools. These planning tools have different names: sustainable planning, eco-cities, low-carbon or zero-energy cities, but share key characteristics, such as reduced energy use, minimal encroachment on ecological spaces, fewer harmful building materials or more closed-looped systems to manage waste. The feedback collected during the community meetings held in October 2013 and July 2014 highlighted strong expectation of the rural communities to base future planning on a similar, innovative approach, tailored to the local context. In response, the Rural Villages Strategy advocates for the implementation of **regenerative development**, as a concept guiding future development in the rural villages and their districts.

In short, **regenerative development** leads to improved environmental and social outcomes. It is based upon the understanding that each development site is a living system into which the new development must integrate. In this sense, regenerative development is about achieving better integration between energy, buildings, transport, ecosystems, people, infrastructure, water, waste etc. For example, instead of analysing how development can minimise the impact on the natural environment, regenerative development looks at how to increase habitat quality with capacity to function without human intervention. It considers the uniqueness of each site and its sense of place, so that relationships within each local environment are understood and leveraged. In addition, regenerative development considers the importance of enhancing the communities living close to, or affected by a new project.



The following is a framework for future development in the rural villages:

### 1. Goals focus on regenerative capacity.

New development strives for net-positive impacts on human and environmental health, rather than simply causing less damage. It considers restoration and maintenance of the ecological capacity, ecosystem services, and the social fabric of communities. Regenerative goals are defined by and tailored to the scale of the development and are locally embedded to support ongoing co-evolution of the built, cultural and natural environments.

### 2. Place and Potential.

New development understands its relationship to place, responds to its character and establishes a relationship between people and natural environment. It focuses on identification of the natural, social and economic benefits that can be created through a project. This includes not only environmental, but socio-economic benefits as well, such as response to demands and needs for a variety of housing for different age and income groups.

### 3. Partnering With Place.

Regenerative development does not end with the delivery of the final drawings and approvals, or even with the built project. It includes putting in place, during the development and design process, what's required to ensure that the ongoing regenerative capacity of the project, and the people who inhabit and manage it, is sustained through time.

### 4. Progressive Harmonisation.

Regenerative approaches seek to increase the harmony between human and natural systems, and require indicators and metrics that can track dynamic, holistic and evolving processes. It includes consultation with the community at the early stage of the design process<sup>1</sup>.

<sup>1</sup>The framework has been guided by publications of the Regeneration Group and Story of Place Institute, tailored to respond to the ideas and expectations of the local communities in the Tweed.

The following are the practical examples of applying the regenerative development framework for both the micro and macro scale development and initiatives:

Regenerative development framework	Potential application at a macro scale (new urban release areas)	Potential application at a micro scale (single development or redevelopment)
1. Goals focus on regenerative capacity	Restore lost wildlife corridors and linkages, integrated water strategy, natural wastewater treatment and reuse.	Rainwater harvesting and reuse, native trees planting, solar energy.
2. Place and potential	Community farming, green streets, pedestrian friendly seating.	Building materials appropriate for the site, development in context of local climate, pervious paving, fruit and vegetable garden.
3. Partnering with place	Aiming for high level of self-sufficiency, invasive species management, development considered as a system rather than a singular object.	
4. Progressive harmonisation	Thinking about outcomes first. Good solution today may become a bad one in a few years - relationship with surrounding ecosystem needs to have a co-evolving nature. Creating a field of caring for the land.	

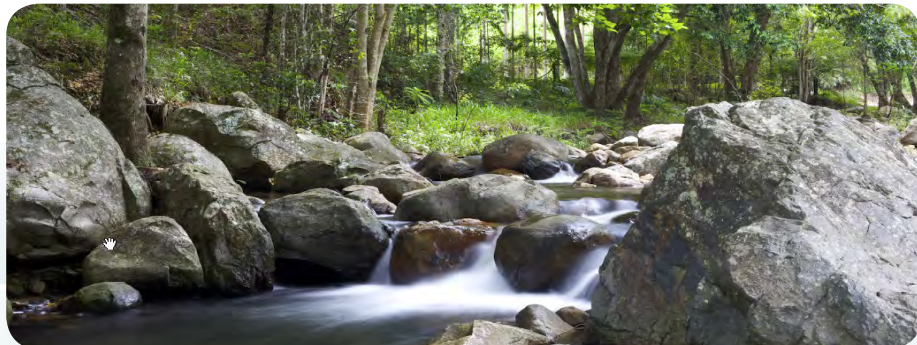
Table 2: Examples of practical implementation of the regenerative framework.

At the strategic level, the role of this framework is to inform and provide directions for future development in the rural villages. It also aims to create a field of commitment and caring in which future stakeholders will act as creators and ongoing stewards of the proposed solutions.

The framework for regenerative development does not have a statutory role. Under the NSW planning legislation, many categories of development, including dwellings, can be carried out under a simplified version of application and approval. Notwithstanding, the regenerative framework can be implemented through the following three channels:

1. Through the village-specific locality plans, where the framework will act as a guideline for any new development or redevelopment within the existing built form of the rural villages (Action 3.1 on this page)
2. At the rezoning stage, where any rezoning proposal aiming to provide new urban release land outside of the existing village footprint will have to comply with the framework (through Section 117 of the Environmental Planning and Assessment Act 1979).
3. Through ongoing efforts to educate and promote this approach to development among the existing and future landowners in the rural villages (Action 3.2 on this page),

This framework can be incorporated into nearly every project that involves a built environment component, from new, master planned communities, through developments and redevelopments of all sizes, to those seeking to build a relationship between people, places and the natural environment.



*Photo by: Vibrant Imaging*

**Action 3.1:** Implement the regenerative development framework through locality plans for the rural villages.

**Action 3.2:** Undertake activities to promote and seek support for this framework among the rural communities.

### **Locality planning to provide guidance on any future development**

As part of developing a holistic strategic framework for the rural villages of the Tweed Shire, one of the actions identified in this Strategy is to prepare locality plans for individual villages. The village-specific locality plans will focus on:

- Identification of the built character of each village;
- Capability of the rural villages to accommodate additional residential development with appropriate identification of suitable land for future development;
- Provide guidance on the growth and controls protecting the existing character;
- Implement the regenerative development framework as suitable for individual villages; and
- Enhance public domain, open space and environmental areas.

The locality plans will be prepared incrementally, with priority given to the major villages, as identified on the Rural Settlement Map provided under Part 3.5 of this Strategy.

Actions related with the preparation of the locality plans are provided under the village-specific section (Part 4) of the Strategy and under the Action Plan.

## 3.3 Building on the assets

### Background

The rural villages in the Tweed Shire have the value adding advantage of the three key assets: people, nature and culture.

### Outcomes

#### Strategy 1: From the 'Rail Trail' towards the 'Integrated Trail Network'

As stated in Caldera Community Economic Transition Plan 2009, "the Caldera offers excellent regional branding opportunities. However this has not as yet been translated into further development of the area's tourism infrastructure". It is widely acknowledged among the local community that Tweed's scenic and natural beauty, its culture, heritage and history provide an opportunity to develop a sustainable economic future. Numerous discussions, workshops and initiatives undertaken in the Tweed in recent years resulted in the following two initiatives:

- The Integrated Trails Network, identified by the local communities in several community based plans, including the Uki Action Plan 2007, the Uki Sustainability Plan as part of the Caldera Economic Transition Plan 2009, and Caldera Sustainable Communities 2010 Project. This initiative aims to create a network of trails for walking, cycling/mountain biking or horse riding, linking the rural villages with key regional attractions.
- The Northern Rivers Rail Trail project, identified by Tweed Shire Council and the Northern Rivers Rail Trail group to revitalise the disused Murwillumbah-Casino rail line (Murwillumbah to Crabbes Creek section).

Review of successful development of the tourist trails in other parts of Australia and overseas reveals that the trails may bring multiple opportunities to the local economy, including creation of jobs in tourism and retail industry, promotion of the region and flow-on benefits for the local producers and entrepreneurs. Successful development of both projects will take time and resources and will require co-operation between the key stakeholders as ultimately, the Rail Trail can become a spine of the Integrated Trail Network.

The Integrated Trail Network can be developed incrementally. It can begin with a pilot project based in Uki where the local community has already initiated an action plan to establish the trail route, based on the central section of the historic Nightcap Track.

**Action 3.3:** Develop value-adding programs for rural villages seeking to capitalise on the Northern Rivers Rail Trail (Tweed section).

**Action 3.4:** Prepare a masterplan for the Integrated Trail Network, identifying potential connections between the villages, key regional attractions and linkages with the Northern Rivers Rail Trail.

**Action 3.5:** Assist and promote the community initiative to develop the Nightcap Track Highland Loop project, considered as a pilot for the region-wide Integrated Trail Network.



*Mt Warning/Wollumbin. Photo supplied by: Vibrant Imaging*



Map 2: The Northern Rivers Rail Trail project, Tweed Stage: location of the railway corridor and key rural villages and regional attractions located along its length.



Map 2: Integrated Trail Network - pilot project for Uki area (source: Uki's Nightcap Track/Highland Loop. Photos: Vibrant Imaging, TSC, Eddie Roberts)

## Strategy 2 - Enhanced community life

Local communities need spaces that are inviting, popular, and create a meaningful place. Social life in rural villages takes place around a group of key buildings and facilities, such as the general store, community hall, sports ground, public parks, and primary school. These spaces are important, because they help connect people, contribute to the sense of place and establish a visual and cultural characteristic for each village. Management of such places should carefully consider vitality and tranquility - both of these values are highly regarded in the rural villages - and should facilitate numerous initiatives undertaken and coordinated by the local communities and community groups, with support provided by the local and state government.

One of the issues frequently raised during community consultation is poor access to health services in the rural villages. Tweed Shire Council is committed to improve the health of people living in our Shire. As part of this commitment, Council will investigate options to improve access to medical services in the villages. Appropriate medical services in the rural villages can be delivered on the basis of existing assets, for example public facilities to support medical practitioners operate on a walk-in walk out basis. The costs of establishing a practice has been nominated as one of the major disincentives to doctors who might otherwise relocate to an area of workforce shortage. Another option to improve access to medical services is to provide suitable transport options to enable members of the villages' communities access medical facilities in Murwillumbah or in coastal towns.

**Action 3.6:** Develop actions aimed at enabling or supporting communities to access community facilities and operate/manage these in the future.

**Action 3.7:** Support community initiatives to establish cultural experiences in rural villages' parks and gardens.

**Action 3.8:** Determine the feasibility of and options for improving access to medical services in the rural villages.

### Strategy 3 - Culture of places

Some of the most successful modern regions, cities and places around the world have come to be defined by their artistic and cultural lives. There are many examples of places that have, in their own way, used the arts and culture either for regeneration, tourism promotion, or rebranding. The Rural Villages Strategy aims to recognise that culture can help define places and that places define the culture of a community. This needs to be identified and embedded in the planning framework for the Tweed Shire area, which is well known for its artisan culture where artists and creatives can explore, experiment and collaborate, giving rise to individual and group endeavours and expressions. The abundance of festivals, markets and regular events in the area enhances the culture of the region, helps to strengthen connections between the villages and drives tourists and visitors to the villages.

**Action 3.9:** Launch a website providing mapping-based information about cultural events, markets and festivals to provide a guide for tourists and to facilitate collaboration between the villages.

**Action 3.10:** Promote all rural villages identified in this Strategy as part of the Creative Cauldron.



*Festival in Uki. Photo by: Vibrant Imaging*



Map 3: Natural and cultural landscape of Tweed's hinterland: culture can help define places and places define the culture of a community.

## 3.4 Strengthening the economy

### Background

The history of European settlement in the Tweed shows a pattern, similar to other parts of rural Australia: rapid growth, related with exploitation of natural resources and growth of intensive agriculture on cleared land were followed by dynamic increase of population and pressure to develop and expand settlements in the coastal areas. This corresponded with a decrease in population and employment base in the hinterland. Today, many of the Tweed's settlements, including Murwillumbah, need to redefine themselves in order to find new avenues for growth of local businesses, which are no longer based on agriculture.

As identified under the Tweed Economic Development Strategy 2014, Tweed Shire Council can influence business development and facilitate a conducive business environment through numerous initiatives. These initiatives should be tailored to suit the specific environment, and should be based on a sound understanding of the local economy in rural context.

To facilitate local economic resilience, collaboration and better integration with the broader regional economy, the Rural Villages Strategy implements three integrated actions. These actions are consistent with the Tweed Economic Development Strategy 2014 and tailored towards the needs of the villages' communities.

### Outcomes

#### Strategy 1: Assistance to small businesses and entrepreneurship in the rural villages

Small businesses are crucial for the economy of the rural villages as they are typically more tied into the network of local businesses. Business owners and entrepreneurs often live in communities where their businesses are located, so more of the profits are retained locally. Planning for the sustainable future of the rural villages should include assistance to the local economy, particularly to small business growth and entrepreneurship.

Council can assist small businesses in a few ways. One of them includes a review of current contributions policy to consider discounts to rural entrepreneurs. Other forms of assistance can include training and technical support to start a business. Examples from the neighbouring local government areas show that available community infrastructure: libraries, meeting rooms, halls, can be used to organise free business trainings and seminars. These trainings can include marketing, online marketing, networking, grant writing, online business, or bookkeeping basics.

One of the issues identified during community meetings was poor internet and mobile network coverage in the villages and in the rural areas generally. Whilst there is an expectation that this issue will be resolved by the development of NBN, Council, in partnership with local community, will analyse the potential for development of a co-working facility in the Tweed. Co-working facilities are being successfully implemented in cities and towns worldwide, in response to changing trends in the way people work. There are many advantages of co-working facilities: they support flexible work pattern, reduce travel time and costs related to travel, have positive impacts on energy consumption, provide better flexibility and work/life balance and help retain office workers in the region.



**Action 3.11:** Seek appropriate avenues to ensure that Council can deliver a constructive working relationship with local businesses and proactively assists both new and existing businesses in the rural villages.

**Action 3.12:** Review Council's Developer Contributions Plan 4 to identify opportunities for concessions and/or staged payment in relation to employment-generating development in the rural parts of the Shire.

**Action 3.13:** Undertake a pilot series of business trainings and events or individual coaching/training sessions (marketing, online marketing, networking, grant writing, online business, bookkeeping basics etc.) in community facilities available in the rural villages or in Murwillumbah.

**Action 3.14:** Undertake a study analysing feasibility of a co-working office space in appropriate location in Tweed Shire.

### **Strategy 2: Attract creative professionals**

The rural villages have a large, growing number of creative professionals ranging from artists and designers to scientists and university lecturers. Their presence helps both Murwillumbah and the rural villages develop a reputation of creative places; this direction has been recognised and supported in the Tweed Economic Development Strategy 2014. Growth in creative industries has flow-on benefits for the entire community by increasing demand for local jobs and providing another layer of tourism product for visitors.

Activities aiming to attract creative professionals are targeted at individuals who are most likely to become artists or establish innovative businesses. Such individuals often tend to seek particular characteristics in the area: natural amenities and friendly communities in proximity to cities, with a concentration of self employed working population. In return, they have positive influence on regional development, labour productivity and overall region's income and wealth. Tweed Shire is considered to be well placed to attract such people due to the

close proximity to the Gold Coast and Brisbane.

**Action 3.15:** Promote the region as a place of destination for creative professionals.

**Action 3.16:** Catalogue and mitigate the region's barriers that make the villages less attractive to creative practitioners and other businesses that would otherwise migrate to this area.

### **Strategy 3: Promote festivals, activities and events in the rural villages**

This Strategy is well linked with many initiatives and projects of both Council and the community groups and Tweed's rural villages are well known in the region for a variety of festivals and events. They are great examples of community initiatives, in addition they bring additional income to the villages and contribute to the sense of local pride. There are many well established and successful events in the Tweed; there are also emerging events, such as the old cars' show in Burringbar. It is important that the local communities keep a proactive role in the preparation and ongoing management of these events, with Council's role limited to assistance and providing necessary infrastructure or open space.

**Action 3.17:** Enable or support family-friendly community celebrations and events.

## 3.5 Planning principles

### Background

During the consultation stage, local community said they want the rural villages to retain their compact form, lively character and their role as focal points and meeting places for the rural community in the Tweed. These features bring numerous benefits to the villages: opportunities for social interactions, efficient and less expensive infrastructure, better access to local services, opportunity for public transport, concentration of employment and better integration of regional economies. In addition, the compact form of the rural villages reinforces the cultural and built character of the rural landscape and positively contributes to the beauty of the region.

The rural parts of the Tweed Shire are increasingly attracting newcomers searching for a relaxed lifestyle and beautiful landscape. Ongoing technological advances, growing popularity of home based work and changing lifestyle preferences also contribute to the in-migrations to the area, resulting in significant growth of population in the entire Northern Rivers Region. Whilst most of this growth will be accommodated in the coastal suburbs, new development is also likely to occur in the hinterland.

The role of the Rural Villages Strategy, outlined through strategic goals (page 5), is to ensure that the priorities identified by the rural communities will be included in the planning framework in order to maintain the character of the rural villages through potential future settlement growth opportunities.

### Outcomes

This Strategy represents shift towards a more proactive planning for the future of the rural villages. The aim of this approach is to clearly define the desired character, built form and scale of each village, and to have those attributes embedded in the long term planning framework. The key elements of this planning framework will include this Strategy and village specific, character based locality plans, which will be prepared incrementally for individual villages. As part of the potential future settlement growth opportunities, the Strategy considers potential expansion of Dungay, a small rural settlement located to the north of Murwillumbah where, despite a rich history of farming, a village or a larger rural settlement has not emerged. Any potential development of the Dungay settlement will be subject to a separate planning investigation and community consultation.

### Rural Settlement Map and Planning Principles

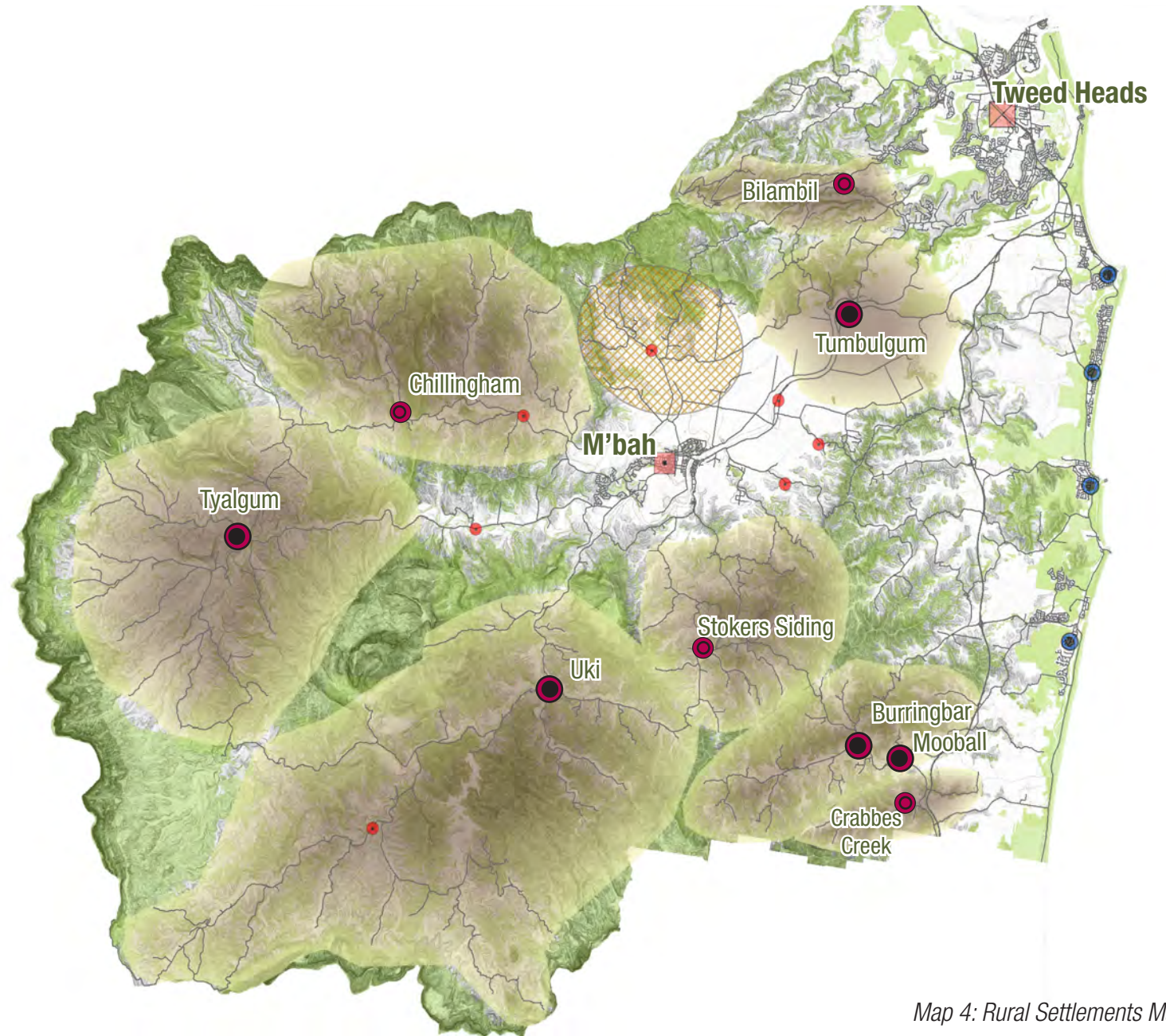
This section of the Strategy implements the Rural Settlement Map and the Planning Principles which establishes a hierarchy of rural settlements based on their role, size, and scale. The purpose of the Planning Principles is to:

- Identify the role of each village in the hierarchy of settlements;
- Highlight the need to protect the established hierarchy of settlements;
- Establish guidelines for the preparation of locality plans;
- Consider the district area of each village to estimate appropriate range of services catering for the rural population; and,
- Prioritise village-specific actions, outlined in Part 4 of the Strategy. Actions have been priorities in accordance with the role of each village in the settlement hierarchy.

The Rural Settlements Map establishes the hierarchy of rural settlements in the region for the purposes of prioritising actions and activities defined in the Action Plan of this Strategy. This Map has been prepared in conjunction with the Planning Principles (page 26) which provide planning controls to inform future preparation of locality plans, or community based plans affecting any of the rural villages.

**Action 3.18:** Locality plans for the rural villages to be prioritised in accordance with the hierarchy of rural settlements provided on the Rural Settlements Map and consistently with the Planning Principles.

**Action 3.19:** Undertake planning studies to investigate opportunities for a rural village in the Dungay area, as identified on the Rural Settlements Map.



Map 4: Rural Settlements Map

**Planning principles for settlements identified as a Rural Village on the Rural Settlements Map (Burringbar, Mooball, Tumbulgum, Tyalgum, Uki):**

- Retain compact form with an obvious centre and community focus;
- Easy access, including public transport, to the nearest town or regional centre;
- Retain walkable size and character of the villages;
- Ensure provision of a range of functions including residential dwellings, community facilities, public open space and a commercial area;
- Retain hierarchy of formal street grid generated by a wide, mixed-use main road;
- Plan for provisions of jobs locally and regionally, with consideration to reduced demand for commuting;
- Variety of housing choice to provide for different demand groups;
- Achieve consistency with the regenerative development framework, as outlined under section 3.2 of this Strategy;
- Consider demand for Council-owned infrastructure (including water supply, wastewater and stormwater services).

**Planning principles for settlements identified as a Small Village on the Rural Settlements Map (Bilambil, Chillingham, Crabbes Creek, Stokers Siding):**

- Consider location in context of surrounding farmlands as a prominent landscape feature;
- Retain compact, well-defined form with an obvious centre and community focus;
- Respond to demand for a varied housing choice;
- Achieve consistency with the regenerative development framework, as outlined under section 3.2 of this Strategy;
- Consider role of local streets as view corridors to the surrounding landscape;
- Consider that Council-owned water and waste-water services are not planned for Chillingham, Crabbes Creek and Stokers Siding.



*Chillingham store*



Chillingham Public Hall

A Place of Remembrance for Service Personnel and Families During the War Years

Centenary Board 2000-2009

Community Groups	Year Est.
Chillingham	1900
Chillingham Women's Club	1901
Chillingham War Memorial Society	1929
Chillingham Girls' Club	1930
Chillingham	1931
Chillingham Women's Institute	1932
Chillingham Women's Institute	1933
Chillingham Women's Institute	1934
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Chillingham Women's Institute	1999
Chillingham Women's Institute	2000

# 4. Village-specific initiatives

## 4.1 Overview

This Part of the Strategy provides site-specific actions and activities proposed for individual rural villages. These actions should be considered in conjunction with the region-wide actions of Part 3.

The content of this Part has been prepared on the basis of community consultation carried out in late 2013 and mid 2014. Discussions that emerged during these consultation were widely ranged and focused on both the vision of the future of each village and those “bread and butter” issues like quality of footpaths or BBQ facilities in parks. The outcomes of these discussions were collected, recorded, and used to prepare actions and activities that Council and the community have the capacity to deliver on.

This Strategy recommends preparation of locality plans, as outlined under section 3.3. Locality plans will be delivered over the next couple of years, with priority given to Uki, Tyalgum, Burringbar, Mooball and Tumbulgum which are the largest rural villages in the Tweed Shire.

This part includes short statements identifying features that make the built and natural character of the villages distinctive. These features are the places, views, and other prominent characteristics identified during field surveys or highlighted by members of local communities as the defining characteristics of the landscape<sup>1</sup>. These character descriptions are accompanied by maps and photos depicting important elements of each rural village.

<sup>1</sup> Natural landscape statements have been prepared with a reference to *Tweed Shire Scenic Landscapes Evaluation* by Brouwer, 1995.



Tumbulgum hall

## 4.2 Bilambil

Considering its built form, Bilambil can be regarded as the smallest rural village in the Tweed Shire. For the local community however, the extent of the built form is not as important as its role and importance in the district. The local post office in Bilambil serves approximately 300 houses, the general store, school and sports club provide services to a large area of predominantly rural residential development not only in Bilambil, but also in Carool, Glengarrie and Uriup. The village in this context has an important role in the local neighbourhood. In some way, Bilambil still performs its primary function from the early days of settlement in the Tweed, as it was established as a rural settlement providing basic services to the local farmers and the rural community in northern Tweed.

Due to its close proximity (less than 1.5 km) to the western edges of the residential areas of Terranora, and its population of almost 3,000, Bilambil is facing challenges resulting from development pressure. Large areas north of the village, in Cobaki and Bilambil Heights, have been identified for urbanisation, predominantly as a low density residential development. These development projects will, when finalised, impact on Bilambil, which will face increased traffic and potential negative impact on rural ambience in both the village and in the neighbourhood. On the other hand, new residential areas may bring some benefits to the village, such as employment opportunities and increased number of potential visitors to the village.

The local community values the history of the village, its location and the existing residential pattern, which is predominantly based on large lot subdivisions along the main roads. Bilambil is also well known for its sports club and areas of open space for active recreation.

During the community meeting held in November 2014, Bilambil was described by the local residents as a village where future actions and projects should be a mixture of bottom-up, community led initiatives, and top-down support and guidance provided by Council.

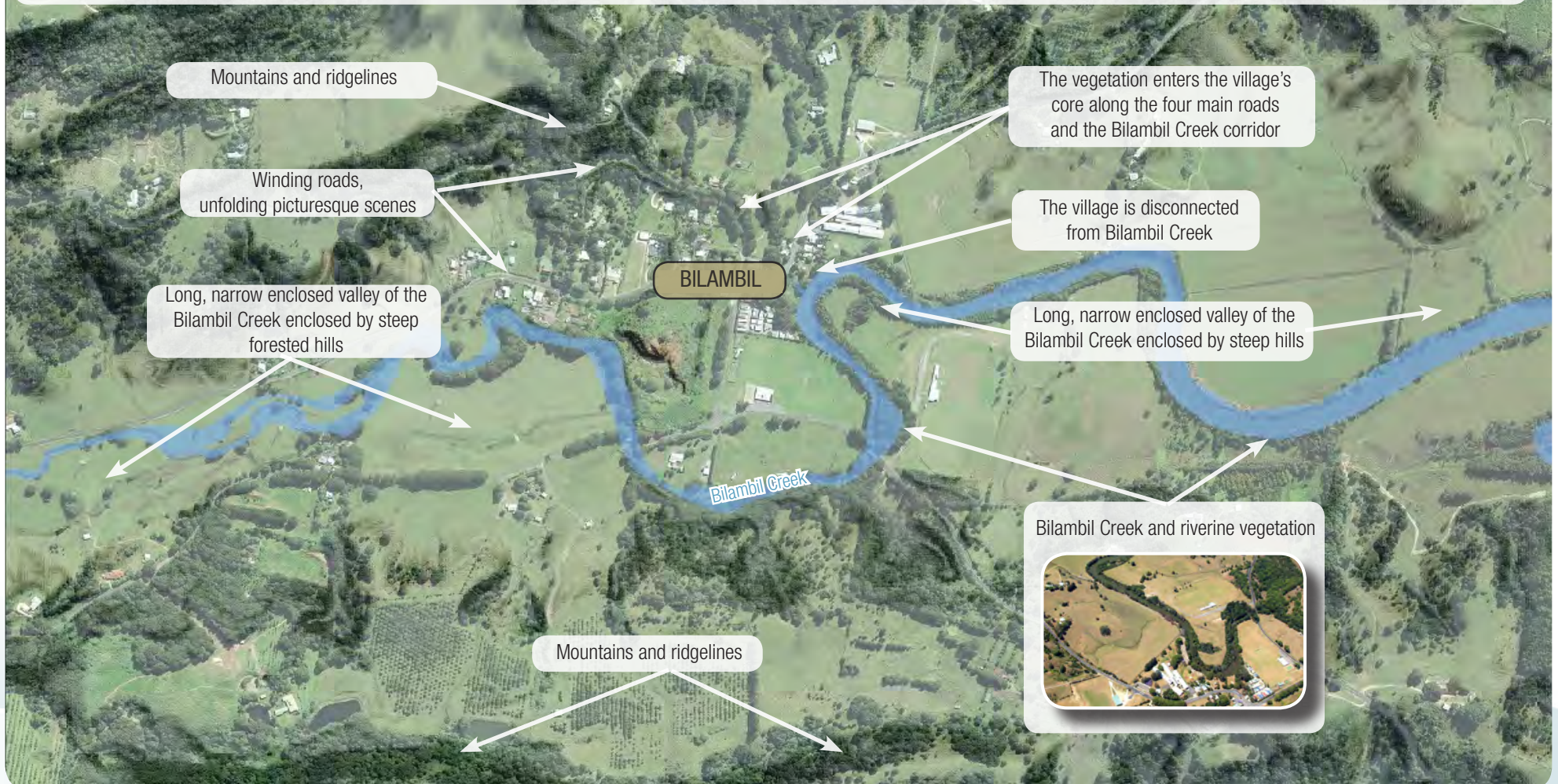


*Bilambil, former Literary Association building*

## BILAMBIL - NATURAL LANDSCAPE

Bilambil is located within a basin of low hills that opens out into the alluvial plain to the east, towards the Terranora Broadwater. Main roads approaching the village from the east, south and north-west climb the hills, before dropping into the valley of the Bilambil Creek.

The hills located to the south and west of the village have been cleared of native vegetation and were used for agriculture in the past years. Today, as the agriculture in the region is limited to a few commercial and hobby farms, the landscape south of the village is an open agricultural land interspersed with patches of bush. The open space between the sports club and the ridgelines to the south provides a great view corridor framing the natural beauty of the area. Remnant vegetation exists on the hills located to the north of the village and along the creek line, where it stands within paddocks and at the edges of property boundaries.





## BILAMBIL BUILT ENVIRONMENT

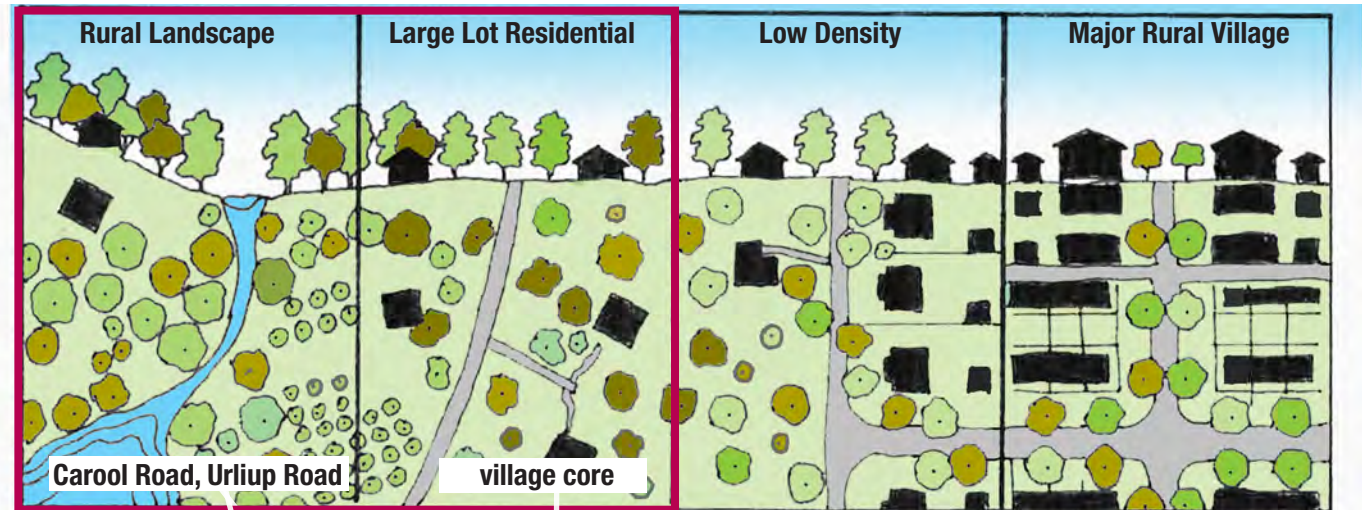
Bilambil presents as a relatively open, cultivated landscape with community facilities located along the main roads and low density rural residential housing on the hills surrounding the village. The built environment of the village is largely defined by buildings concentrated around the intersection of Bilambil, Carool and Urliup Roads. With a few exceptions, existing residential dwellings in the central part of the village are entirely or partially concealed from the main roads by vegetation or topography.



*Dwelling houses in Bilambil are typically located on large lots and are partially or entirely concealed by vegetation and topography.*

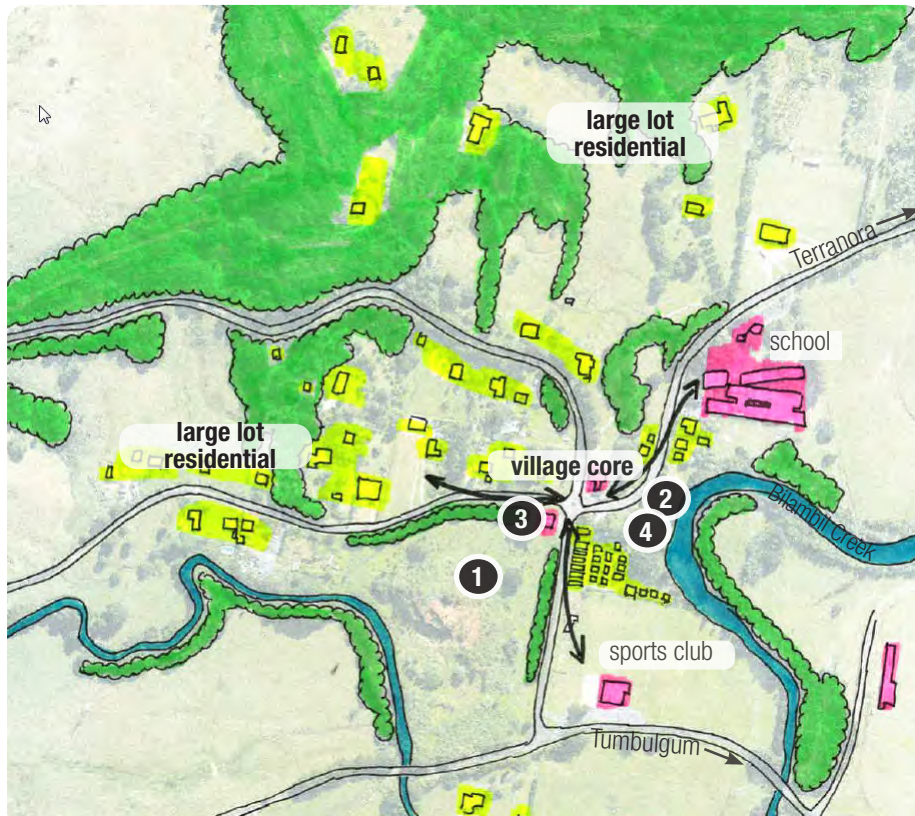
## BUILT ENVIRONMENT OF BILAMBIL: RURAL LANDSCAPE-TO-RURAL VILLAGE TRANSECT<sup>1</sup>

<sup>1</sup> Similar transects have been prepared for all rural villages, with a view to visualise the differences in their built forms. The transects have been based on the Smart Code 9.2, published by The Centre for Applied Transect Studies (<http://transect.org/>).



The lot size pattern in Bilambil is irregular, with parcels of approximately 3000 m<sup>2</sup> on flat land along Urliup Road to rural parcels greater than 1 ha located on the hills to the north of the village.

## Bilambil Map



### Actions for Bilambil:

Actions for Bilambil should be read in conjunction with the region-wide actions provided under Part 3. The Action Plan, provided under Part 5 of the Strategy, outlines responsible stakeholders, timeframe and level of priority of each action.

Action 4.1: Prepare a locality plan for Bilambil. The locality plan will be based on the following village-specific considerations:

- Investigate capability of land to accommodate potential residential development. Any new development will need to consider the regenerative development framework (refer to Action 3.1),
- Provide controls to protect key character features, including heritage items in the village,
- Provide better linkages between village core, residential and rural residential areas and the sports club as identified on the Bilambil map (left),
- Consider development standards for undeveloped land zoned RU5 Village, labelled **1** on the Bilambil Map, where expansion of the village is likely to occur.
- Consider improved connections between the village and Bilambil Creek (**2**), including provision of an outdoor community recreation/meeting place in a suitable location,
- Consider implications of urban development in Bilambil Heights and Cobaki on the village of Bilambil.

Action 4.2: Provide assistance to the local community in their efforts to create a meeting place. This can be achieved by either assistance to the owners of the former literary association building (labelled **3** on the Bilambil map), to renovate and restore the site, or by facilitating the use of the sports' clubhouse for community meetings and events.

Action 4.3: Support community's efforts to create a community association in Bilambil.

Action 4.4: Beautify the parkland between Bilambil Road and Bilambil Creek, labelled **4** on the map, with the leading role, where possible, of local volunteers and community groups.

## 4.3 Burringbar

Burringbar village was initially established as an overnight stay for Cobb&Co coaches carrying mail, newspaper and bread between Murwillumbah and Brunswick Heads. The village flourished rapidly in the early twentieth century with the growing farming community, timber getters industry and the Murwillumbah-Casino rail line which had a station in the village. By 1912, there was a public school, two general stores, a bank, a hotel, a sawmill and two blacksmiths.

Today, this village is a well established settlement, rich in history of farming and agriculture. Nestled within the hills of the Tweed Shire, Burringbar along with adjoining village of Mooball provide services to the residents living in the local district.

The feel of the village today presents an atmosphere of past years: a tranquil country feel where all locals enjoy a relaxed and slow paced lifestyle and know each other. The local community appreciates and values the untouched beauty of the natural surrounding landscape.

The village is well known for small scale sport and community activities, which include the sports club, community country baking, cooking, or arts and crafts.

In recent years, the local community has been facing a decrease in employment base and limited population growth, which have raised concerns among local retailers and entrepreneurs. Farmers in the district have been equally disturbed with lack of profits, with many of them closing the farms down. The Murwillumbah-Casino rail line, closed in 2005 is still perceived to be a great asset which may provide great economic stimulus not only to the village, but also to the areas located along the line corridor.

The actions and activities provided for Burringbar under this Strategy include

the preparation of a locality plan for Burringbar as a high priority. One of the main purposes of the locality plan is to establish controls managing any future development in the village. This is important, as land opposite the local school has been identified for future residential land release under the Tweed Urban and Employment Land Release Strategy 2009. This site is labelled on the Burringbar Map (page 37) as **1**.



*Burringbar, the Broadway*

## BURRINGBAR - NATURAL ENVIRONMENT

Burringbar village is strongly influenced by the surrounding landscape: borders of this village form a connection with rugged hills and mountains, while the settlement is occupying the main valley. The rural land between the village and the ridgelines provides pathways for several view corridors, which frame the natural beauty of the area, thus providing spectacular visual amenity. The village is visually contained and dominated by prominent topographic ridgelines, covered with vegetation. Most of the indigenous vegetation of the area has been significantly disturbed due to the agricultural activities in the early days of settlement.



**BURRINGBAR  
BUILT ENVIRONMENT**

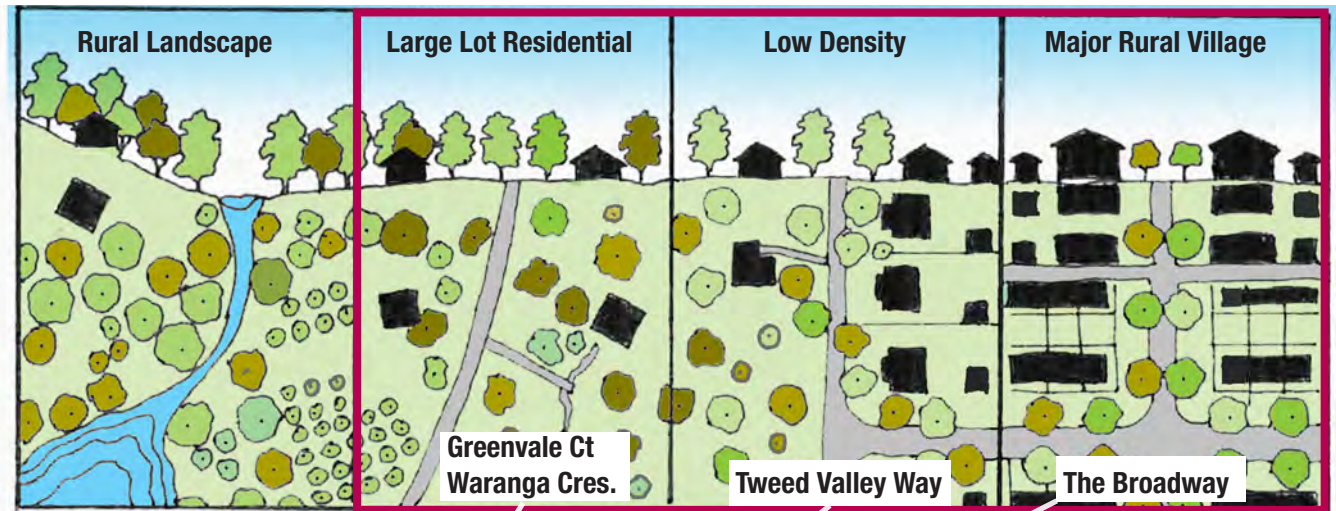
The built environment in Burringbar is defined through several features, including density and form of dwellings, heritage sites, lot size pattern, as well as the network of local roads and their orientation towards the rail line.



*The Broadway - historical core of the village.*

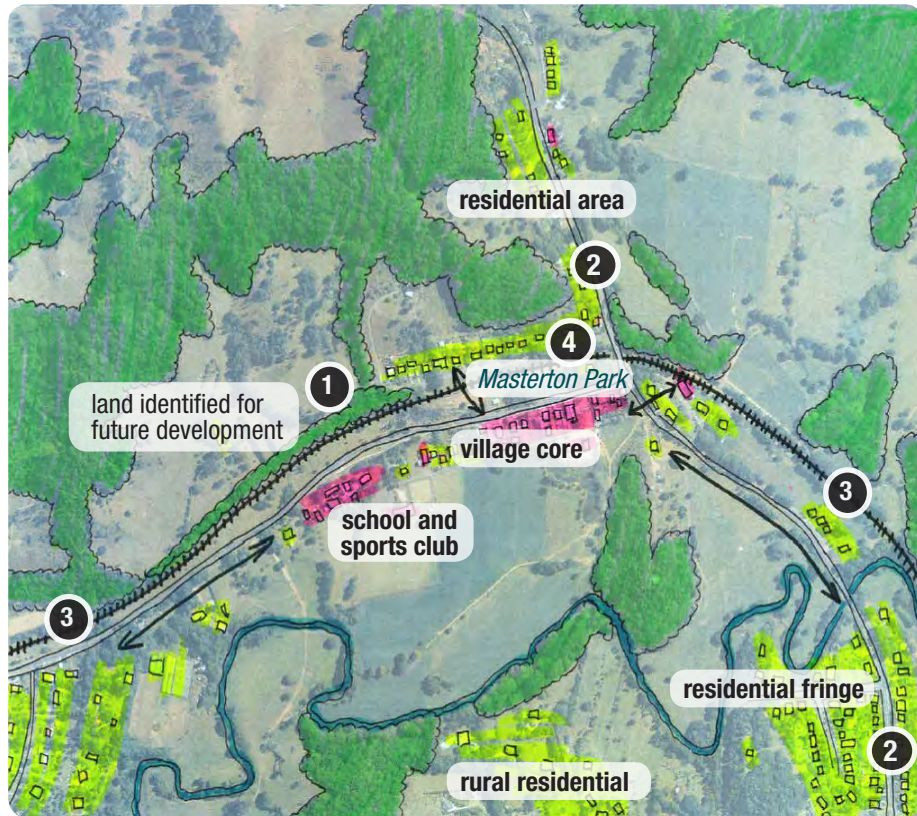
The character of buildings in Burringbar is not uniform and represents different styles popular at the time when particular sections of the village were built: the core of the village features heritage buildings resembling the early days of settlement. Recent residential extension of the village along Tweed Valley Way (Hunter Street) has built form similar to an urban suburb.

**BUILT ENVIRONMENT OF BURRINGBAR: RURAL LANDSCAPE-TO-RURAL VILLAGE TRANSECT**



Lot sizes in the village are varied: development along The Broadway is an example of a linear village with rectangular allotments of similar size, being approximately 1,000 m<sup>2</sup>. Two rural residential pockets located at the fringe of the village's core (Greenvale Court and Waranga Crescent) have varied lot sizes, generally based on battle-axe pattern shaped by topography of the landscape. Lot sizes there vary from 5-8,000 m<sup>2</sup>.

## Burringbar Map



### Actions for Burringbar:

Actions for Burringbar should be read in conjunction with the region-wide actions provided under Part 3. The Action Plan, provided under Part 5 of the Strategy, outlines responsible stakeholders, timeframe and level of priority of each action.

Action 4.5: Prepare a locality plan for Burringbar. The locality plan will be based on outcomes of Action 3.1 (regenerative development), and the following village-specific considerations:

- Site analysis to determine the character of the built form of the village;
- The potential for new development including land already identified to the west of the village, **1** as well as potential alternatives within or adjoining the current village footprint. New development is to provide a variety of housing choice, including housing for seniors; and,
- Improve connections between village core, residential areas, school / sports club and residential fringe, as identified on the Burringbar map (left), and consider needs for improvements in the public domain, including Tweed Valley Way (**2**).

Action 4.6: Support family-friendly community celebrations and events in the village.

Action 4.7: Develop value-adding programs for Burringbar, seeking to capitalise on the Northern Rivers Rail Trail (labelled **3** on the Burringbar Map).

Action 4.8: Analyse potential for Burringbar to be included in the proposed Integrated Trail Network masterplan (refer to section 3.3).

Action 4.9: Assist local community in their efforts to establish an outdoor recreation area in the village with the Masterton Park (**4**) being a preferred site.

Action 4.10: Assist local community in their efforts to prepare a community based strategic plan for the village.

## 4.4 Chillingham

Chillingham is one of the smallest rural villages in the Tweed Shire. It was established as a settlement providing goods and services to the local farming community. Over the years though, the local agriculture has evolved to include organic farming, bush tucker foods, plant nurseries and niche crops such as coffee, tea, olives, herbs and farm forestry. Many artists and crafts people have established businesses in the district: potters, wood turners, soap makers, jewellers, sculptors, photographers and weavers. Local residents came to Chillingham to enjoy the subtropical climate, abundant natural resources, the scenic beauty of the Tweed Caldera National Parks, and the rural community values.

Chillingham's character is based on a linear form with majority of dwellings not visible from the main road. Historically, urban development has not been significant neither in the village, nor in the district. Increased development in the area occurred through ongoing subdivision of large farms into smaller acreages. One of the unique features of Chillingham is that the village is surrounded by natural vegetation, rather than the farmlands. This natural vegetation forms a wildlife corridor that joins to the world heritage rainforest.

The focal point of the village today is the Chillingham Community Centre. The Centre serves the community as a meaningful learning environment and a gathering place for both the local community and the visitors.

During community meetings held in 2013 and 2014, the local community expressed the desire for the village to stay small and retain its compact form. Maintaining the rural character of Chillingham as a 'Natural Village' has been determined as essential to all development proposals. The Chillingham Community strategic plans prepared in 2002 and 2006 have prioritised the community held consensus in favour of strong sustainability. At the same time,

the community meetings held in the early stage of preparing the Rural Villages Strategy highlighted the need to facilitate subdivision of rural allotments to allow for development on smaller lots. This approach is consistent with the expectations of some of the rural landowners who have long awaited for the subdivision controls to be relaxed.



*Chillingham Community Centre*

## CHILLINGHAM - NATURAL LANDSCAPE

Chillingham is strongly defined by vegetation closely surrounding the built form and creating a sense of natural, green character of the village. Another key dominant feature of the landscape is topography: Chillingham is located in deep and relatively narrow valley of Rous River. These two features, vegetation and topography, limit east-west scenic view corridors in the village.

Views from the main road sideways are concealed by topography and vegetation



Open rural valleys of Rous River and its tributaries enclosed by the McPherson Ranges to the north

Bushland and rural residential development characterise the valley floor and nearby hills contrasting the rugged hills and mountains in the distance



Rainforest vegetation

The valley opens out into the alluvial plains formed by the Rous River



CHILLINGHAM

Ridgelines and mountains



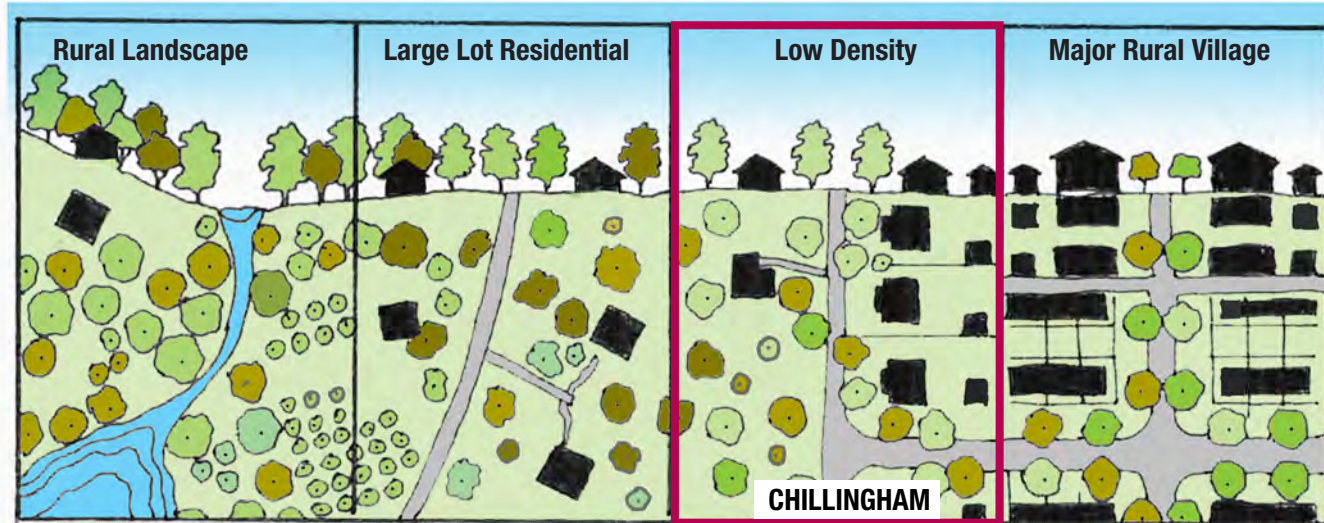
## CHILLINGHAM BUILT ENVIRONMENT

The linear character of Chillingham is largely determined by its location in relatively narrow valley of the Rous River. The subdivision pattern of Chillingham is quite uniform and contributes to the village's aesthetically significant visual appeal. Dwelling houses are predominantly located along the main road on lots ranging in size between 600-1200 m<sup>2</sup>, with larger lots situated closer to the northern end of the village. Buildings in the village are quite uniform in style, contributing to a feel of picturesque, heritage village situated in context of spectacular natural landscape.



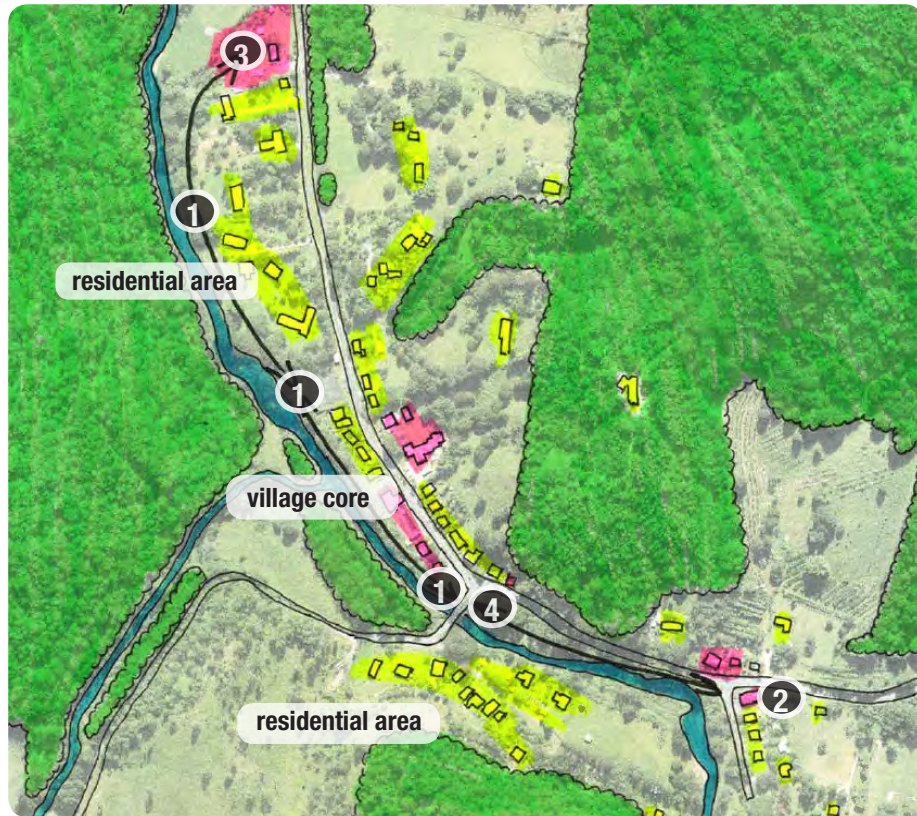
*Two distinctive centres of Chillingham are separated by the topography of the terrain.*

## BUILT ENVIRONMENT OF CHILLINGHAM: RURAL LANDSCAPE-TO-RURAL VILLAGE TRANSECT



The village has two distinctive centres set apart by topographic constraints. The first centre located closer to the eastern edge of the village includes general store, community hall and fruit stall, popular among visitors or tourists passing through the village. The second centre is larger and includes art galleries, local school, child care and a few small businesses. Another distinctive feature of the village is the Community Centre site located to the north of the village.

## Chillingham Map



### Actions for Chillingham:

Actions for Chillingham should be read in conjunction with the region-wide actions provided under Part 3. The Action Plan, provided under Part 5 of the Strategy, outlines responsible stakeholders, timeframe and level of priority of each action.

Action 4.11: Prepare a locality plan for Chillingham. The locality plan will be consistent with the vision and goals of this Strategy (provided under Sections 1.1 and 1.2 of this Strategy) and will be based on the regenerative development framework (Action 3.1). The locality plan will include the following village-specific considerations:

- Site analysis to determine the character of the built form of the village; and,
- The potential for the development of additional, affordable housing, suitable to the built character of the village. New development is to provide a variety of housing choice, including housing for seniors.

Action 4.12: Support community initiative to create a riparian Gondwana rainforest walkway (labelled ① on the Chillingham Map) connecting the Chillingham hall (②) with the Chillingham Community Centre (③) through the public land of the Rous River frontage.

Action 4.13: Improve recreation facilities near the river crossing, labelled ④ on the Chillingham map.

Action 4.14: Promote Chillingham Community Association's initiative to progress the idea of solar lighting for public spaces in the village.

## 4.5 Crabbes Creek

With just eleven houses along the main street, Crabbes Creek is one of the smallest rural villages in the Tweed Shire. Despite the compact form, all key features of a rural village can be found here: a heritage-listed community hall, a local, family owned general store, a charming public school and an old, former church building. Crabbes Creek has a rich history of early settlers: the area was home to the Macedonian community, which, in 1940s numbered about 200 members. Old Macedonian church hall remained till today and is protected as a heritage site.

The village sits within picturesque rural context with open pastures and sugar cane country. It is located at the border of Tweed and Byron Shires, at the Tweed Valley Way and Crabbes Creek Road intersection. From here, there is only a short, 10 minute drive to the Tweed Coast beaches and 15-20 minutes to Murwillumbah or Byron Bay. Due to location in the southern end of the Tweed Shire, the local community feels strong ties with towns and villages located in Byron Shire, which they visit to access services and shops unavailable in their village.

The local community defines their village not on the basis of its physical boundaries, but mainly by the people who are members of the district's community, that is people who live around the village and are serviced by the local general store and the post office. Crabbes Creek's community hall is one of the busiest halls in the Tweed Shire, with many events and festivals, including the Crabbes Fest, a film festival competition for small schools, family friendly movie nights, and pizza night held on Friday evenings.

The local community enjoys the small size and safety of the village and considers the village as a great place for families with small children. There is a concern about new development in the future, which may have impact on

amenity and quiet lifestyle that local community truly values.

Two community meetings held in Crabbes Creek in 2014 identified a couple of priorities for the local community. Firstly, there is a growing apprehension about the future development and its impact on the character and amenity of the village. Comments and feedback provided by the local community were analysed and used to inform Part 3 of this Strategy dedicated to the regenerative development as a principle managing future development in all rural villages. Consultations in Crabbes Creek identified a need to establish an outdoor meeting place for the local community. In addition, the local community highlighted an urgent need to look at the first crossing over the Crabbes Creek which tends to get flooded during rain events and obstructs access to and from dwellings located further in the valley.



*Crabbes Creek, main road*

## CRABBES CREEK - NATURAL LANDSCAPE

The village is located within fairly close proximity to the coast in a lush rural valley of Crabbes Creek. Setting in an agricultural valley surrounded by vegetated ridgelines defines the character of the village and is valued by the local community.

Topography of the landscape has a strong influence on how the local community defines the physical boundaries of their village - for them, Crabbes Creek is not only the settlement, but the entire Crabbes Creek valley which expands to the west of the village.

Boundaries of the settlement defined by the creek to the north and topography of the landscape to the south

Narrow rural valley enclosed by forested hillsides

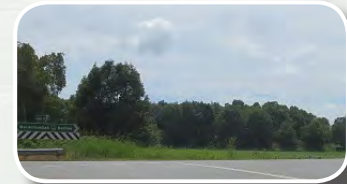


Mountains and ridgelines

Open pastures in valleys with semi-forested hills surrounding



Vegetation separating the village from Pacific Motorway



Enclosed valley with panoramic views of cane fields and banana plantations

Natural landscape is strongly influenced by patches of cleared, rural land immediately adjoining the village and providing distant views to the surrounding hinterland from the main road of the village

CRABBES CREEK

## CRABBES CREEK BUILT ENVIRONMENT

The village has a linear settlement pattern which follows the creek, road, and valley floor. It has a compact form with dwellings concentrated along the main road, close to the general store and community hall. The dwellings do not encroach significantly upon the surrounding landscape.

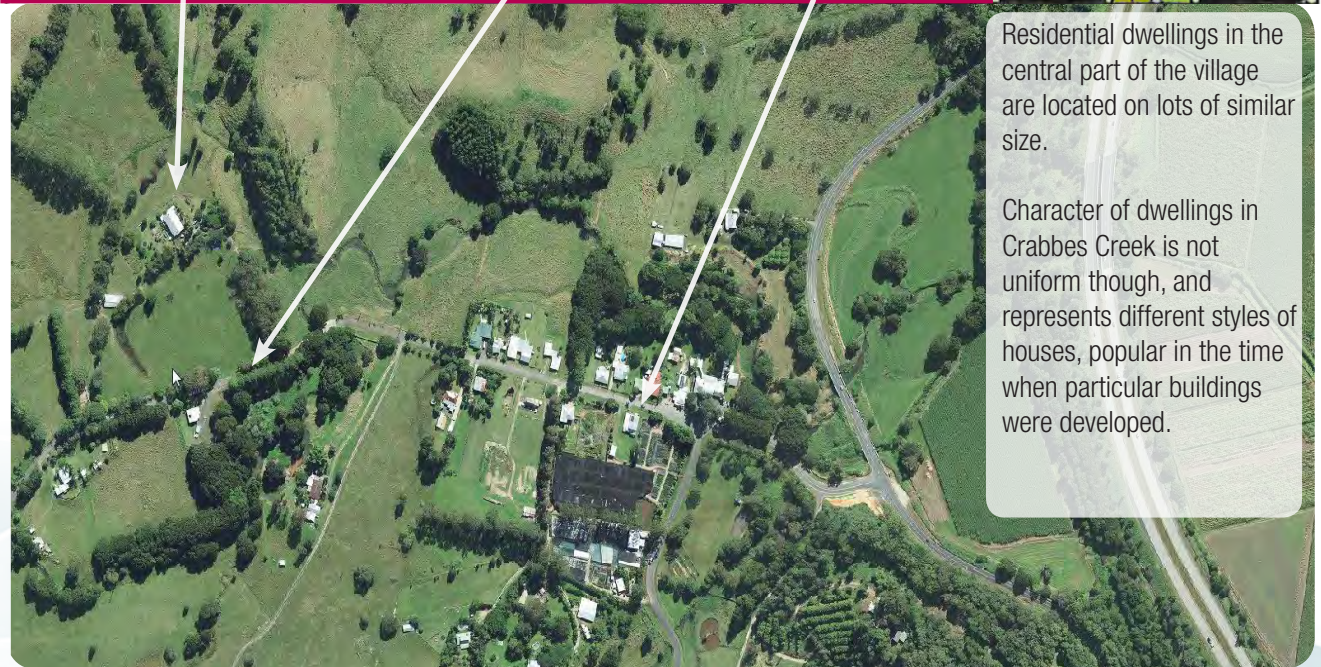
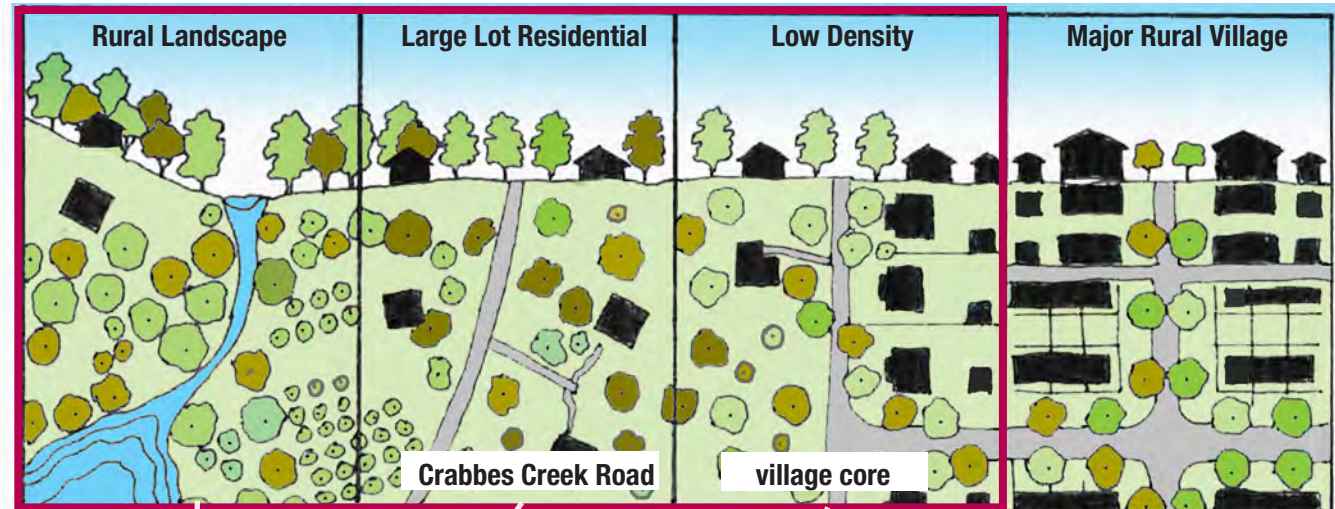
Generally, all buildings in the village are of a low scale, height and density and are situated on relatively small lots. Non-residential buildings in the village, such as the general store and community hall, are located alongside residential buildings and there is a small distinction of scale or form between the two.

Residential dwellings are detached, with quite consistent setbacks to the main street, contributing to the compact character of the settlement.



*Crabbes Creek, main road*

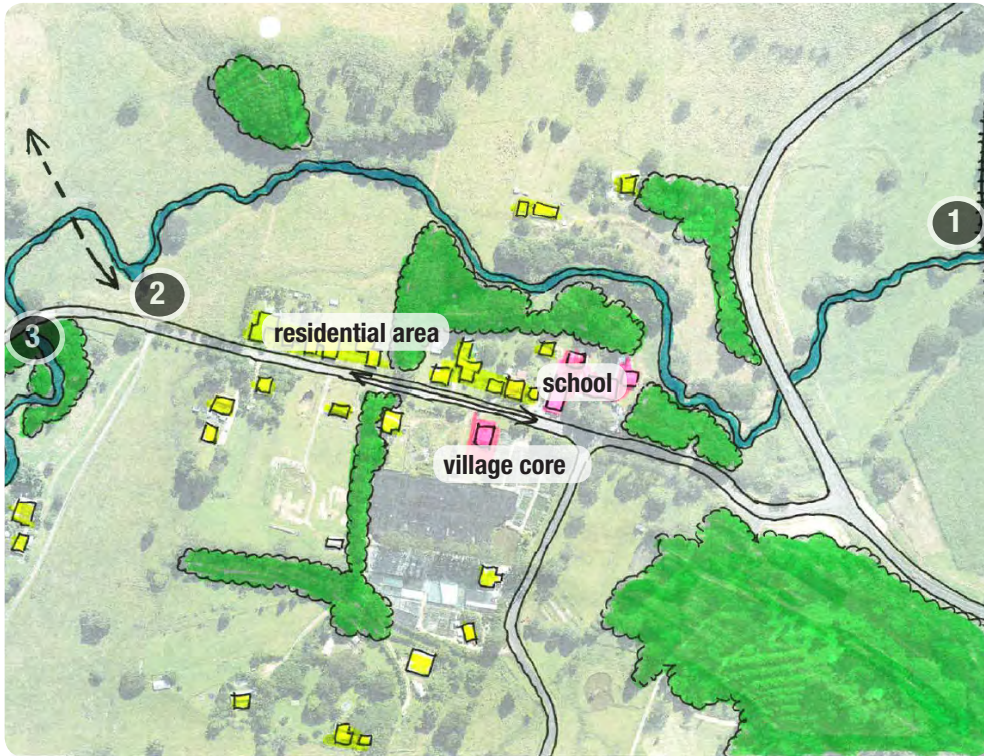
## BUILT ENVIRONMENT OF CRABBES CREEK: RURAL LANDSCAPE-TO-RURAL VILLAGE TRANSECT



Residential dwellings in the central part of the village are located on lots of similar size.

Character of dwellings in Crabbes Creek is not uniform though, and represents different styles of houses, popular in the time when particular buildings were developed.

## Crabbes Creek Map



### Actions for Crabbes Creek:

Actions for Crabbes Creek should be read in conjunction with the region-wide actions provided under Part 3. The Action Plan, provided under Part 5 of the Strategy, outlines responsible stakeholders, timeframe and level of priority of each action.

Action 4.15: Prepare a planning proposal for Crabbes Creek seeking to amend the Tweed Local Environmental Plan 2014 by zoning Crabbes Creek RU5 Village, consistently with its role as a local centre in the rural location and to allow for a broader variety of land uses. The planning proposal will be based on outcomes of Action 3.1 (regenerative development), and the following village-specific considerations:

- Extent of the RU5 Village zone to reflect the existing development of the village and extent of flood prone areas; and
- Public open space areas to be zoned with the RE1 Public Recreation zone or the RU5 Village zone.

Action 4.16: Develop value-adding programs for Crabbes Creek, seeking to capitalise on the Northern Rivers Rail Trail (labelled **1** on the Crabbes Creek Map).

Action 4.17: Determine the viability of walking/cycling connection between Crabbes Creek and Mooball, as indicated on the Crabbes Creek map ( **2** ), in context of the proposed residential development in Mooball.

Action 4.18: Analyse ways of mitigating the flood events on the Crabbes Creek road at the creek crossing, labelled **3** on the Crabbes Creek map.

## 4.6 Mooball

Mooball is a quiet, picturesque village located in the south-eastern part of the Shire. Its compact and linear form results from the orientation towards two transport corridors: Tweed Valley Way and the Casino to Murwillumbah rail line, which in the past were the key transport routes through the Shire.

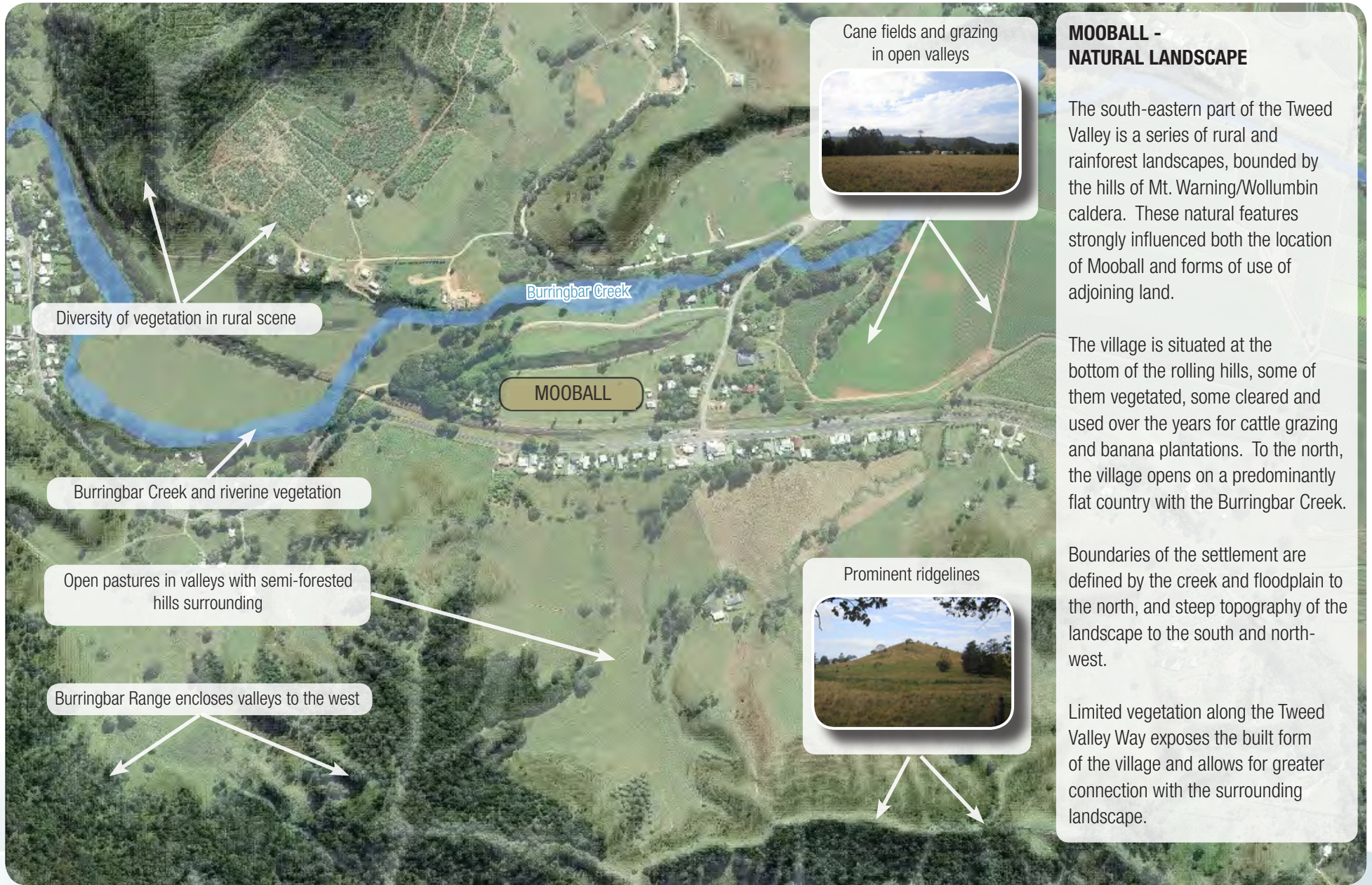
After initially prospering as a result of the rail line, variety of agricultural pursuits spawned and remain present within the locality, including sugar cane, beef cattle and banana plantations of the steeper slopes. The village maintained vitality as a result of the passing highway trade and the Casino to Murwillumbah rail line, however the Pacific Highway diversion completed in 2002 and the rail line closing in 2004 removed this market and the village has suffered since.

Mooball is renowned by its residents and visitors for its dairy-cow themed power poles. The presence of the painted poles delineates the start and finish of the village more than the formal locality signage.

The village is flanked with soft and sharply undulating, bush-clad, slopes which contribute to the character and visual amenity. One of these slopes, situated on land adjoining the village immediately to the south, has been identified for future development under the Tweed Urban and Employment Land Release Strategy 2009. This land is now going through a rezoning stage, a process of changing the land zoning map of the Tweed Local Environmental Plan 2014 for the site from rural to residential (large lot), village and environmental protection. The site, once rezoned, will be able to accommodate additional housing of varied density.



*Victory Hotel, Mooball*



Diversity of vegetation in rural scene

Burringbar Creek and riverine vegetation


Open pastures in valleys with semi-forested hills surrounding

Burringbar Range encloses valleys to the west

MOOBALL

Burringbar Creek

Cane fields and grazing in open valleys



Prominent ridgelines



### MOOBALL - NATURAL LANDSCAPE

The south-eastern part of the Tweed Valley is a series of rural and rainforest landscapes, bounded by the hills of Mt. Warning/Wollumbin caldera. These natural features strongly influenced both the location of Mooball and forms of use of adjoining land.

The village is situated at the bottom of the rolling hills, some of them vegetated, some cleared and used over the years for cattle grazing and banana plantations. To the north, the village opens on a predominantly flat country with the Burringbar Creek.

Boundaries of the settlement are defined by the creek and floodplain to the north, and steep topography of the landscape to the south and north-west.

Limited vegetation along the Tweed Valley Way exposes the built form of the village and allows for greater connection with the surrounding landscape.



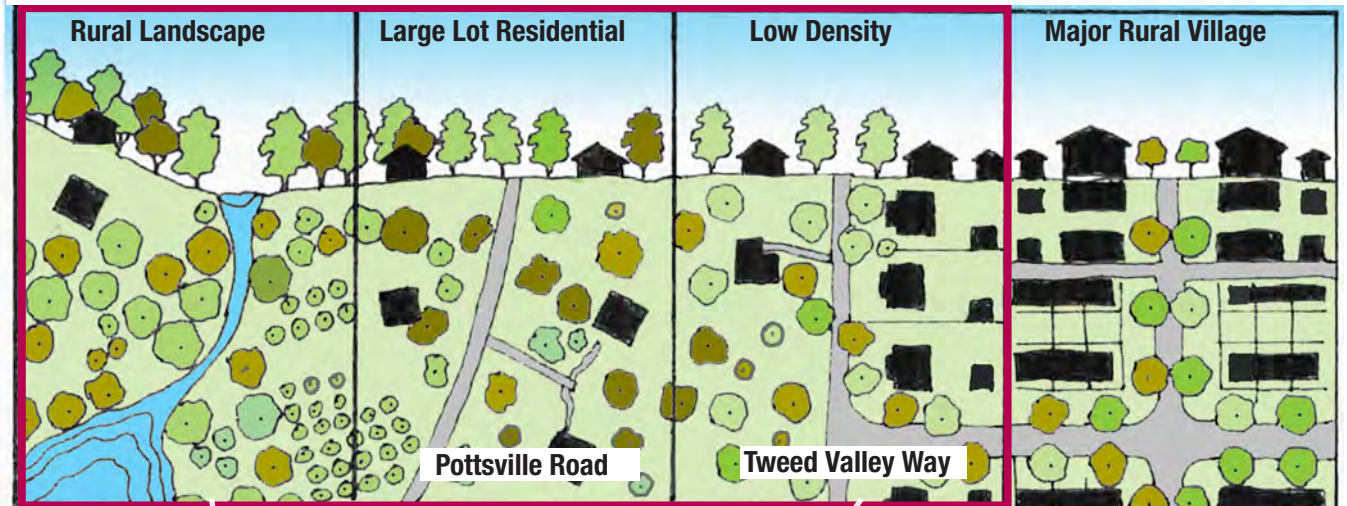
## MOOBALL - BUILT ENVIRONMENT

The extent of the existing village footprint is primarily restricted to allotments fronting Tweed Valley Way, Pottsville - Mooball Road and portion of Clarkes Road. Dwellings within the village footprint are predominately single storey, though several two storey dwellings are located throughout. A number of dwellings are supported by ancillary sheds. The majority of residential dwellings in the village are detached, with quite consistent setbacks to the main street, contributing to the compact character of Mooball.

In keeping with a historical rural character and acknowledging the flood constraints of the village, lots sizes are predominately 700 - 1000m<sup>2</sup> on the southern side of Tweed Valley Way and predominately greater than 1000m<sup>2</sup> on the northern side of Tweed Valley Way.

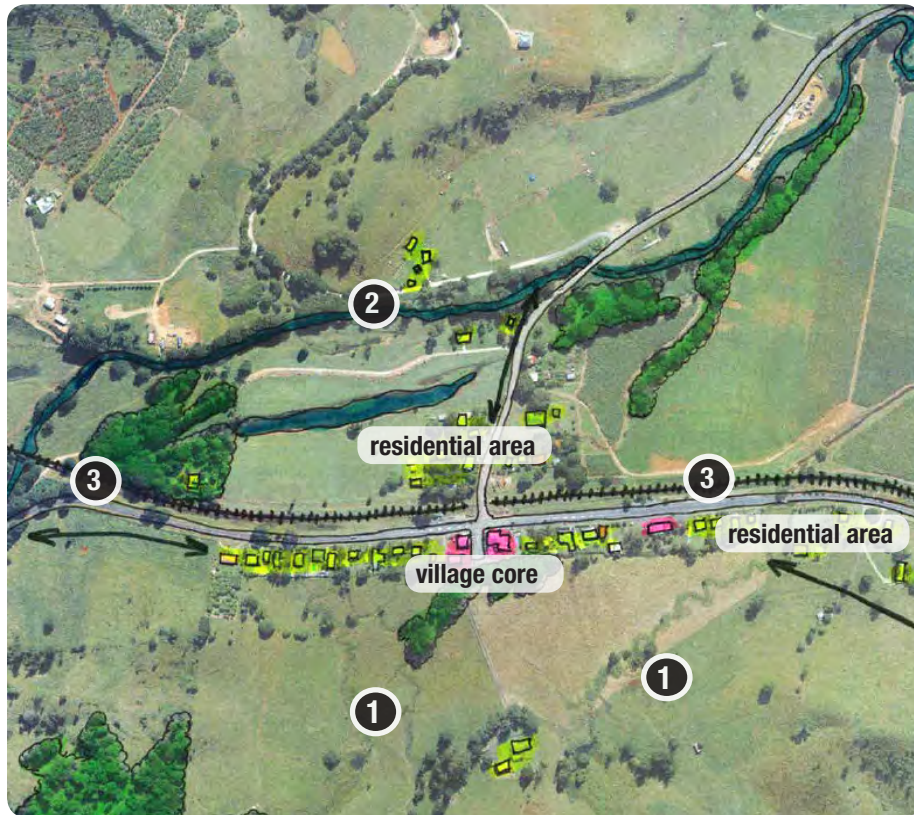
While there are also allotments as small as 518m<sup>2</sup>, often the resulting dwelling straddles two lots, creating a larger overall site.

## BUILT ENVIRONMENT OF MOOBALL: RURAL LANDSCAPE-TO-RURAL VILLAGE TRANSECT



Whilst lots to the north of Tweed Valley Way have varied dimensions, resulting in significant variations in shape and size, lots on the southern side of Tweed Valley Way are predominately generic, including a lot width of 17 - 25m and a lot depth of approximately 40 m.

## Map of Mooball village



### Actions for Mooball village:

Actions for Mooball should be read in conjunction with the region-wide actions provided under Part 3 and in context of Strategy's vision and aims provided under sections 1.1 and 1.2. The Action Plan, provided under Part 5 of the Strategy, outlines responsible stakeholders, timeframe and level of priority of each action.

Action 4.19: Prepare a locality plan for Mooball. The locality plan will be based on the following village-specific considerations:

- Integration of the current built form of the village with future development on land adjoining the village to the south, indicated on the Mooball Map as ①,
- Provide controls to protect key character features,
- Connections between the village and the Burringbar Creek located to the north of the village, labelled ② on the Mooball Map,
- Public domain of the Tweed Valley Way corridor, including options to beautify the public domain and improvements to the safety of people crossing the road,
- Address the provision of a more comfortable pedestrian experience: planting of street trees, provision of seating, improved lighting and coordinated, high quality pedestrian paths.

Action 4.20: Develop value-adding programs for Mooball, seeking to capitalise on the Northern Rivers Rail Trail (rail line labelled ③ on the Mooball Map).

Action 4.21: Branding Mooball as a gateway to the rural region of the Tweed.

Action 4.22: Consider the viability of walking/cycling connection between Mooball and Crabbes Creek.

## 4.7 Stokers Siding

Stokers Siding is a quiet, picturesque village located between rolling green pastures and sub tropical rainforest in the southern part of Tweed Shire. This village was established as an important transport node for the timber industry, where wood was being loaded on the train. Over time, the vitality of Stokers Siding had eroded due to a couple of factors. Firstly, the completion of the Tweed Valley Way in 1954 (then called Pacific Highway) bypassing the village, significantly reduced traffic and number of visitors to the village. Secondly, the decline of the timber industry and increased use of cars as primary mode of transport resulted in the NSW State Rail Authority removing the train stop from the village, allowing trains to go through without stopping. In 2005, the train line was abandoned altogether.

Today, Stokers Siding continues to function as a lively village, thanks to its passionate residents, attracted to this locality by lifestyle opportunities: stunning environment, clean air, and limited traffic. The same values attract visitors to the village and tourism continues to be an important component of the local economy, particularly thanks to a large farm stay located in a walking distance from the village, popular as a weekend and school holiday destination.

The most prominent feature of the Stokers Siding village is the well known Stokers Siding Pottery & Gallery housed in a historic 1921 building. Other key buildings include the General Store/Post Office, situated in the old railway station building, located opposite the old pottery and next to children's playground, public school and Stokers Dunbible Memorial Hall.

The local community values the small size and surrounding scenery of the village. This is well documented in the Stokers Siding and District Community Strategic Plan 2010-2015 which is guided by the following vision:

*The community is cohesive, welcoming and supportive. We are united by the desire to work together to preserve our unique and natural environment and to shape how we live and grow.*

Actions proposed for Stokers Siding have been based upon a community meeting held in October 2013 and recommendations of the Stokers Siding and District Community Strategic Plan 2010-2015. As such, the village-specific actions for Stokers Siding recognise community's desire to preserve the area's quiet, friendly rural character and natural beauty. The Strategy also recognises community's awareness of the need to promote ecological sustainability and stronger community resilience.



*Stokers Siding, main road*

## STOKERS SIDING - NATURAL LANDSCAPE

The linear form of the village is defined by the railway line to the west and Dunbible Creek to the east of the main road. The main axis of the Stokers Siding area follows the northwest-southeast alignment.

The character of the village is strongly influenced by spectacular views towards rolling hills and ridgelines located to the west and vegetation enclosing the village from the eastern side, along the Dunbible Creek. As buildings in the village are predominantly located on the eastern side of the Stokers Road, views to the hinterland and farmland enclosing the village from the western side are visible from many different points throughout the village. Undeveloped, semi-forested hilltops and ridgelines dominating the landscape to the west of the village contribute to a strong rural landscape setting.

Natural landscape of Stokers Siding is influenced by the dense vegetation along the Dunbible Creek

Open pastures in valleys with semi-forested hills surrounding

Mountains and ridgelines



Transition/forested edge to the east of the village

Camphor laurel along creek banks



Dunbible Creek

STOKERS SIDING

## STOKERS SIDING BUILT ENVIRONMENT

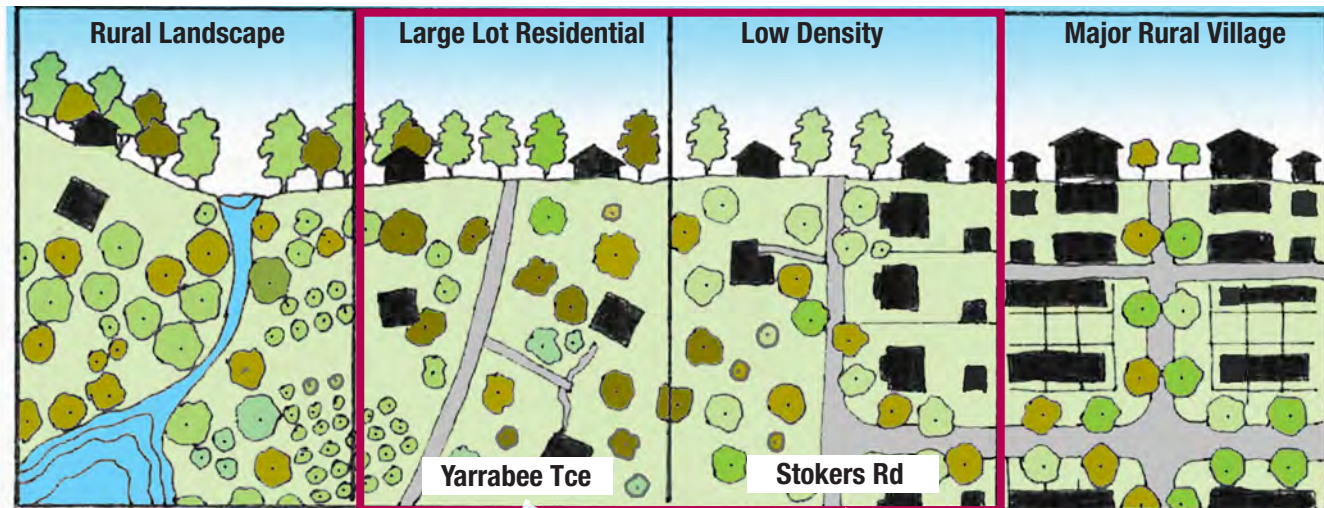
Stokers Siding is well defined, small and compact with informal edges that mediate between the village and the surrounding rural landscape. The village has a linear settlement pattern shaped by a combination of landscape (topography and Dunbible Creek) and built features (rail line corridor and Smith Creek Road's rail line crossing). There is no significant distinction in scale between commercial and residential components of the built form of the village.

Residential dwellings are detached, with quite consistent setbacks to the main street, contributing to the compact character of the settlement.



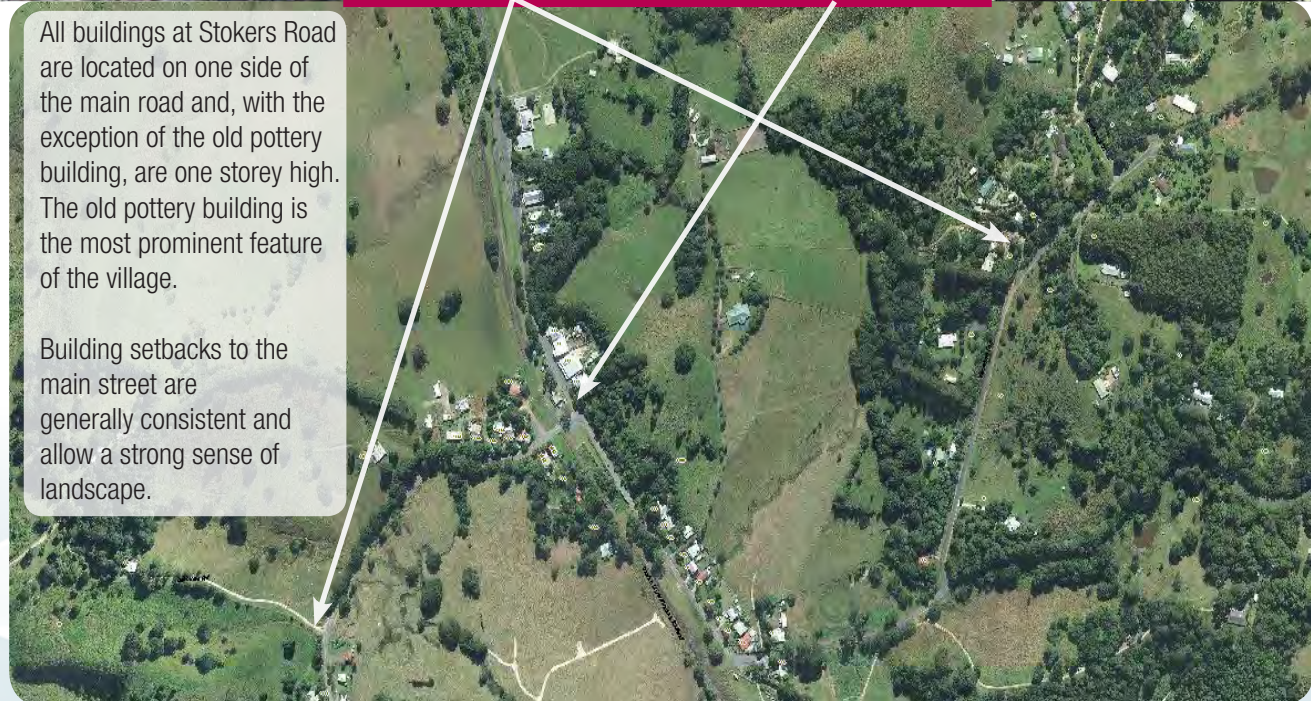
*Residential buildings in Stokers Siding are typically lightweight, detached dwellings on modest allotments. They are generally characterised by internal verandahs, hipped roofs and simple forms.*

## BUILT ENVIRONMENT OF STOKERS SIDING: RURAL LANDSCAPE-TO-RURAL VILLAGE TRANSECT

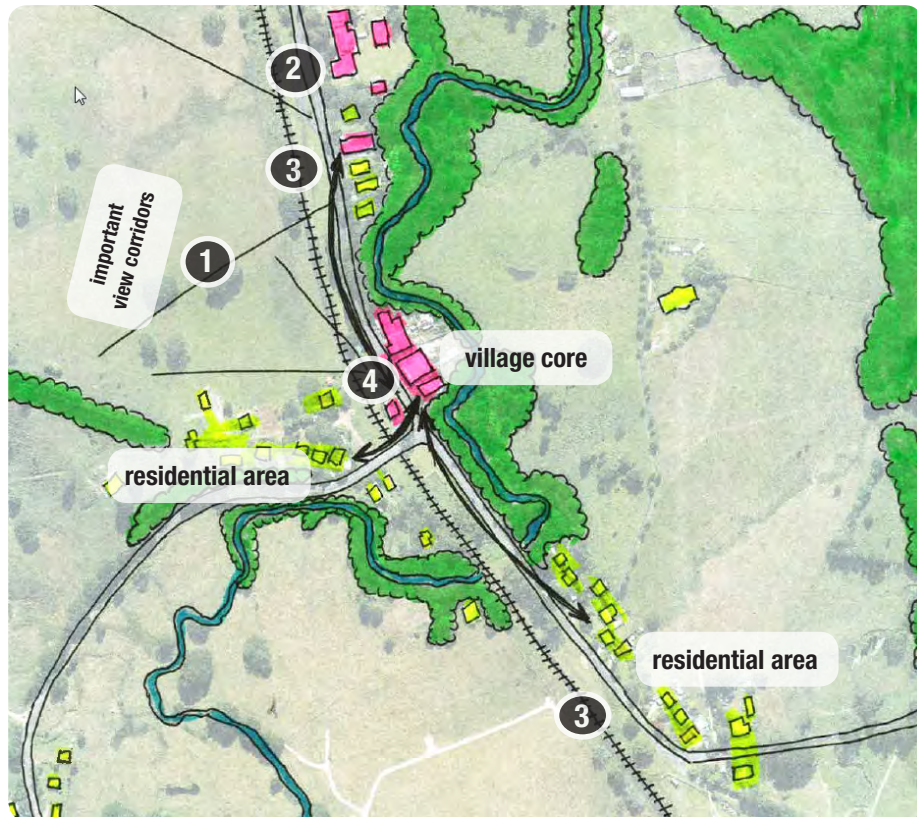


All buildings at Stokers Road are located on one side of the main road and, with the exception of the old pottery building, are one storey high. The old pottery building is the most prominent feature of the village.

Building setbacks to the main street are generally consistent and allow a strong sense of landscape.



## Map of Stokers Siding village



### Actions for Stokers Siding:

Actions for Stokers Siding should be read in conjunction with the region-wide actions provided under Part 3. The Action Plan, provided under Part 5 of the Strategy, outlines responsible stakeholders, timeframe and the level of priority of each action.

Action 4.23: Prepare a locality plan for Stokers Siding. The locality plan will be based on outcomes of Action 3.1, and the following village-specific considerations:

- Appropriate measures to protect the village character defined by the existing built form and surrounding important landscape features, such as prominent hills west of the Stokers Road, identified on Stokers Siding map (labelled ① on the Stokers Siding map),
- Availability of land for potential future residential development in accordance with the principles defined under Part 3 of this Strategy,
- Identify suitable land for community gathering space,
- Facilitate initiatives of the local community identified under the Stokers Siding and District Community Strategic Plan 2010-2015,
- Improve connections between the village core and residential areas identified on the Stokers Siding map (left), and with the waterway running parallel to the Stokers Siding Road.

Action 4.24: Develop value-adding programs for Stokers Siding, seeking to capitalise on the Northern Rivers Rail Trail (labelled ③ on the Stokers Siding Map).

Action 4.25: Undertake consultation with the rail authority to:

- enable use of land within the rail line corridor for various community events, such as the quarterly market in the village, located in and adjacent to the community hall ( ② ), and
- highlight the need to renovate/upgrade the playground located within this rail line corridor ( labelled ④ on the map).

## 4.8 Tumbulgum

Tumbulgum village has historical significance for the Tweed district as it was the main centre of the valley prior to the growth of Murwillumbah. Today, Tumbulgum contains a range of heritage sites, such as the community hall, the local tavern and the Tweed River Chapel. Most of all, it is famous for its spectacular setting at the Tweed River bank and strong visual relationship with the surrounding landscape: sugar cane fields, riparian vegetation and rural countryside. The village has relaxed atmosphere and is attracting fans of water sport, cafes, and art galleries from Tweed Shire and South East Queensland. Unique built form of the village is additionally protected and enhanced by listing as a heritage conservation area under the Tweed Local Environmental Plan 2014.

The extent of the village is defined by the Riverside Drive along its entire length from Government Road to the bridge across the Tweed River. The village is located approximately 10 kilometres north of Murwillumbah and 20 kilometres south of Tweed Heads, which gives local community good access to a variety of shops and services in both towns.

The local community values the village's ambience. One of the priorities highlighted during community meetings held in October 2013 and July 2014, was the desire to keep the small size and unique character of the village.

Further residential development in this village is heavily constrained because of the flood risk and lack of appropriate evacuation route. Ability to accommodate residential development on the northern side of the river will be further investigated by a locality plan in order to properly analyse the potential impact on view corridors and surrounding landscape.

The village is a popular destination for fans of watersports from the Tweed and adjoining regions with many visitors coming to Tumbulgum on the weekends.



*Riverside Drive, Tumbulgum*

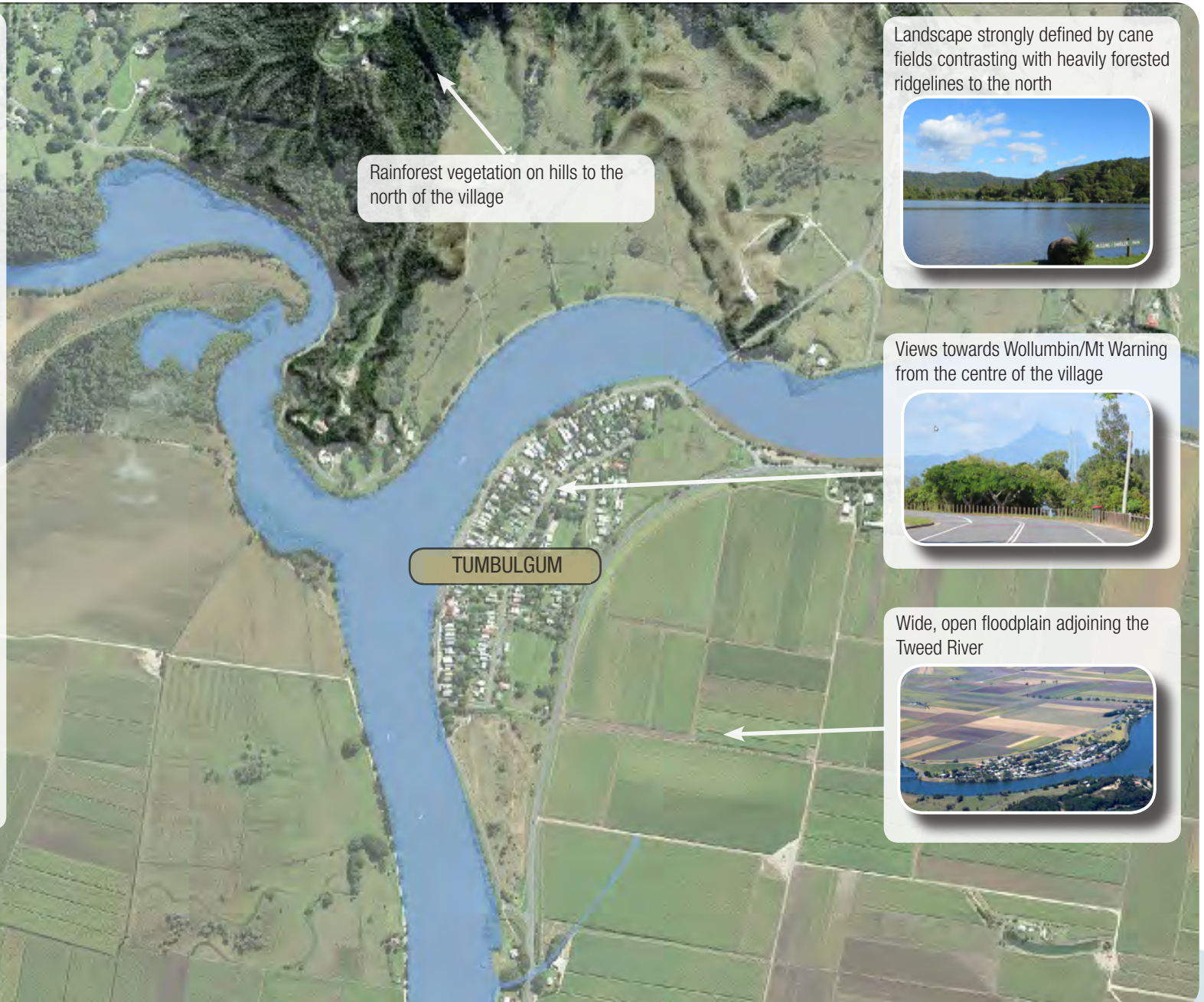
## TUMBULGUM - NATURAL LANDSCAPE

Natural landscape of Tumbulgum is dominated by the Tweed River. Location of the village just at the riverbank combined with relatively limited natural vegetation at the main road, the Riverside Drive, offer spectacular views not only towards the Tweed River, but kilometres beyond, including views on Wollumbin/Mt Warning from the axis of Tumbulgum Drive.

Boundaries of the village are defined by the river and surrounding sugar cane fields.

The indigenous vegetation of the area was removed to give way to agricultural activities.

Vegetation remained on the hills on the northern side of the river, and is protected under the Tweed Local Environmental Plan 2014.



Rainforest vegetation on hills to the north of the village

Landscape strongly defined by cane fields contrasting with heavily forested ridgelines to the north



Views towards Wollumbin/Mt Warning from the centre of the village



Wide, open floodplain adjoining the Tweed River





## TUMBULGUM - BUILT ENVIRONMENT

The village has a grid road pattern generated by main road, Riverside Drive and framed by Tweed River to the west and Tweed Valley Way to the east. Lots are small, similar in size and built character of the village is defined by generally low density houses with similar, regular setbacks. Houses are generally two storeys.

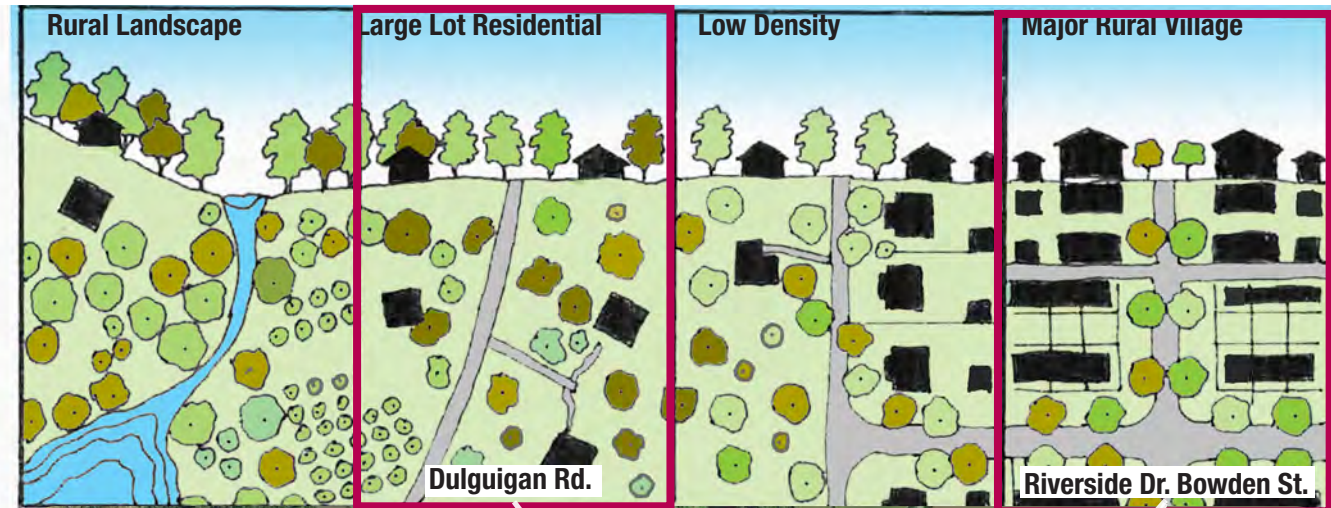
Significant places include the Tumbulgum Tavern, Community Hall, Tea House and residence, the Ferry approach and Tweed River Chapel.

The village is oriented towards the Tweed River with panoramic views towards the hills and Mt Warning/ Wollumbin in the distance.



*Verandahs in Tumbulgum are common and serve to temper the climate and provide elevated viewpoints towards Tweed River.*

## BUILT ENVIRONMENT OF TUMBULGUM: RURAL LANDSCAPE-TO-RURAL VILLAGE TRANSECT





## 4.9 Tyalgum

Tyalgum village is a popular tourist destination, famous for its beautiful rural scenery, art galleries, the Flutterbies Cafe, hotel, famous annual music festival and many other attractions created by artists and other creative people of this community. One of the iconic places in the village is the Tyalgum Community Hall. Its first section was constructed in 1906 and the Hall has more than doubled in size over last century. The Hall is community owned and managed.

The village is situated at the western foothills of Mount Warning (Wollumbin). Tyalgum village holds history dating back to 1898, with European settlers seeking for red cedar in the surroundings areas. Few years later, the geographic context and the roads access placed Tyalgum as the best place to build milk and cream factory, as well as beef cattle farms - the key factors that helped the village to develop.

The local community values the size of the village, which was nicely summarised by one of the attendees at a recent community workshop: *the beauty is that it is a village, not a town. No one here wants over-development.* In 2009, Tyalgum community developed a Tyalgum District Plan which defined vision, aspirations and preferences for the future of this settlement. The vision defined under the District Plan is as follows:

*We are committed to a diverse, vibrant, aware and supporting community, united by a desire to work together for a common good in an environment that ensures optimum sustainable use of the District's resources and safeguards the character of the Village, its heritage and environs.*

The Rural Villages Strategy has been prepared with the intention to maintain consistency with, and build on, community-led plans, such as the Tyalgum District Plan 2009 and Caldera Economic Transition Program 2009. Both

region-wide and the village-specific actions for Tyalgum recognise community's desire to promote local, small businesses, improve community infrastructure, and consider the character of the village and its surrounding environment.

Tyalgum is the only village in the Tweed Shire which has large areas of land zoned for potential village expansion. These areas should be made a focus of a locality plan providing controls managing future development and its impact on the existing built form. One of the priorities for Tyalgum is the protection of the scenic views from the Coolman Road to the north. This can be achieved by prohibiting residential development between the Coolman Road and the Oxley River to ensure that this land should retain its open space character. Another priority is the construction of a concrete footpath along the business area of Coolman Street.



Rural landscape surrounding Tyalgum

## TYALGUM - NATURAL LANDSCAPE

One of the features defining the character of Tyalgum is its natural landscape. The village is located in a vegetated valley of the Oxley River and has definite boundaries formed by the river and surrounding hills and mountains that rise beyond the settlement to the north and south.

Open space between the main road of the village, the Coolman Street, and the Oxley Creek offers spectacular view corridors towards the hills to the north of the village. Tyalgum appears to be visually contained and dominated by prominent topographic ridgelines, with views towards Wollumbin/Mt Warning from the Coolman Street.



*South-east view from Coolman St.*

At the street scale, the natural landscape is complemented by a range of native semi-tropical plant species. Vegetation in Tyalgum is important as it contributes to the quality of public streets and to the liveability and character of Tyalgum.

Open space between the village and Oxley River



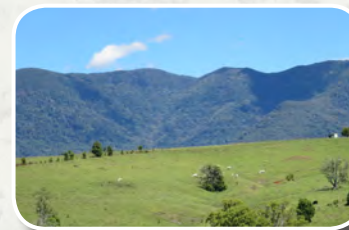
Open cleared rural valleys, hills and mountains



Oxley River and riverine vegetation

Steep hillsides of varying form close to Tyalgum Road

Steep cleared agricultural valleys with streams contrast the enclosing forested mountains and distinctive rocky cliffs of the Border Ranges and Mt Warning National Park



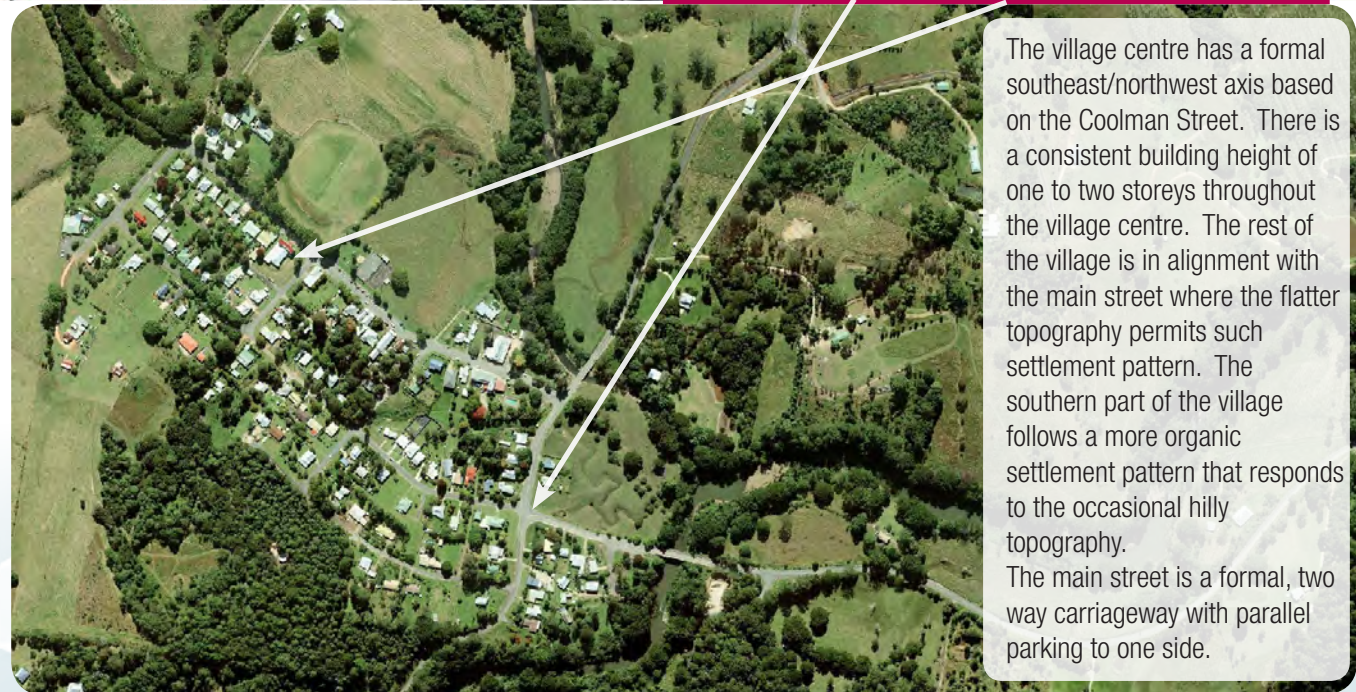
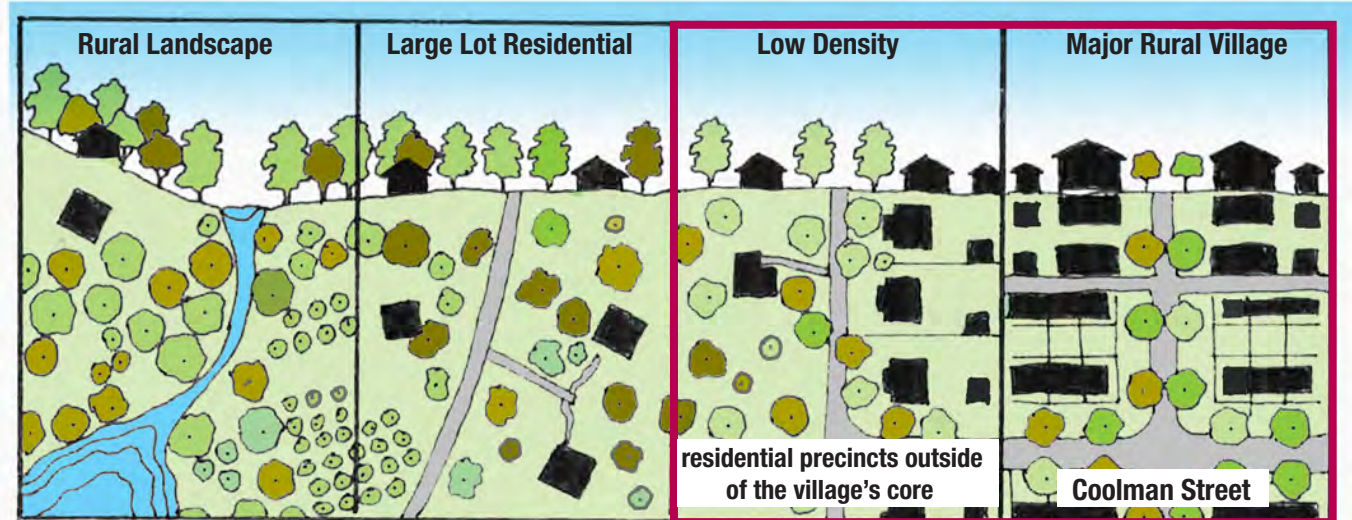
## TYALGUM - BUILT ENVIRONMENT

The buildings in Tyalgum relate to the subtropical hinterland location. Buildings in the village can be broadly classified as timber dwellings of lightweight construction, one or two storeys height, located on larger allotments (of approximately 1000 m<sup>2</sup>), with mature vegetation. Residential buildings generally have similar building setbacks which helps define rhythm and character of the local streets. Predominant architectural style is quite common to inland villages in Northern Rivers and South East Queensland and can be classified as the vernacular type of architecture of Queensland.



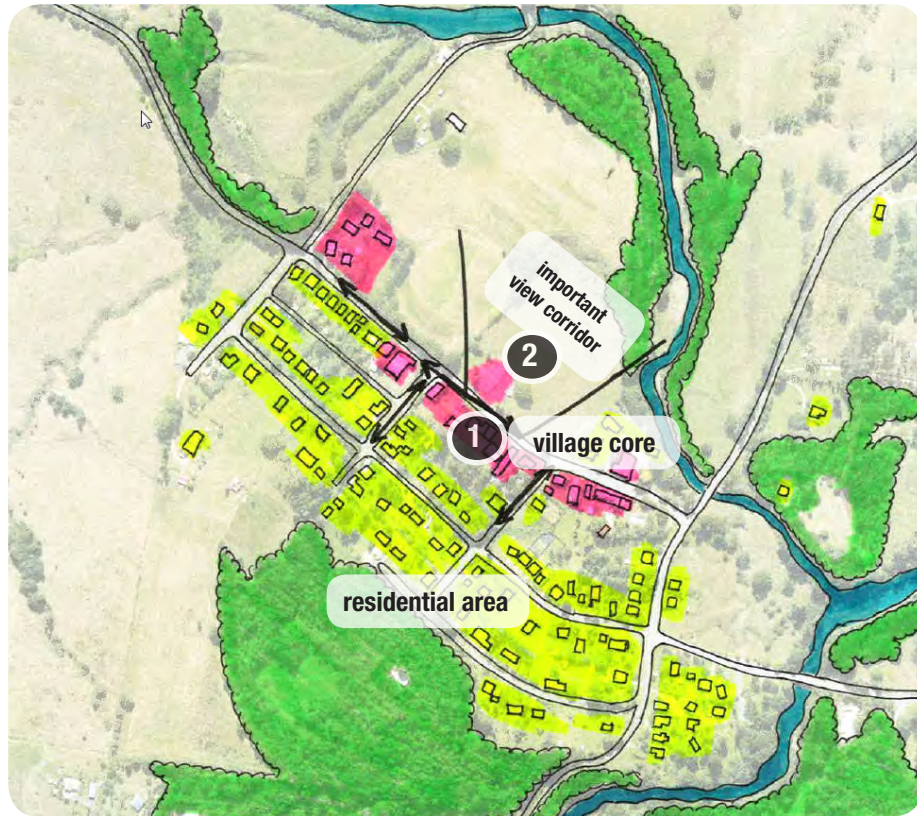
*Architecture style. Signage is designed within the buildings, street awnings are integrated with street planting, well proportioned shop fronts include display windows and doorways. Building scale is consistent both along the main road and in residential precinct.*

## BUILT ENVIRONMENT OF TYALGUM: RURAL LANDSCAPE-TO-RURAL VILLAGE TRANSECT



The village centre has a formal southeast/northwest axis based on the Coolman Street. There is a consistent building height of one to two storeys throughout the village centre. The rest of the village is in alignment with the main street where the flatter topography permits such settlement pattern. The southern part of the village follows a more organic settlement pattern that responds to the occasional hilly topography. The main street is a formal, two way carriageway with parallel parking to one side.

## Map of Tyalgum village



### Actions for Tyalgum:

Actions for Tyalgum should be read in conjunction with the region-wide actions provided under Part 3. The Action Plan, provided under Part 5 of the Strategy, outlines responsible stakeholders, timeframe and level of priority of each action.

Action 4.30: Prepare a locality plan for Tyalgum. The locality plan will be based on outcomes of Action 3.1 (regenerative development), and the following village-specific considerations:

- Protection of prominent view corridors and viewpoints in the village, as identified on the Tyalgum Map (left),
- Encourage commercial or mixed use of land along the Coolman Road, labelled (1), with the remaining parts of the village to retain their predominantly residential character,
- Network of footpaths linking the village with the Oxley River, including potential loop walk from the former butter factory along the creek,
- Public domain of the main road.

Action 4.31: Support local community in determining appropriate form of ownership of the open space area located to the north of Coolman Road. (labelled 2 on the Tyalgum Map).

Action 4.32: Tyalgum has potential to connect with the proposed Integrated Trail Network. Whilst the Trail Network proposal is still in its early conceptual stage, it is important to embed the idea of the trail network expanding across the Tweed region, with Tyalgum being one of the key tourist destinations.

Action 4.33: Consider construction of a footpath along the Coolman Street in Tyalgum.

## 4.10 Uki

*A diverse and energetic 'community' at the base of Wollumbin (Mt Warning) with strong connections to the environment, spirit, creative expression, and our rich heritage*

Uki, situated in the heart of the Mount Warning/Wollumbin caldera is one of the largest rural villages in the Tweed Valley. The main street consists of a number of heritage shops and cafes, public school, historic public hall, and many local businesses, with some located in the historic, community owned buttery building. One of the greatest assets of this village is its community, which is a diverse mix of the descendants of the early settlers and later arrivals. In Uki, the residents are always out and about, which creates energy reflected in their passions for the village and its beautiful environment. Community's passions and initiatives have created over 25 community facilities and project groups, including:

- UKIRA residents' association,
- Community hall and village green,
- Buttery Bazaar and farmers' markets,
- Refugee Friendship Project,
- Community use of school, church, cafe, retreat centres,
- Men's and women's groups,
- Uki Historical Society,
- Ukitopia Arts Collective.

Location of the village at the base of Wollumbin/Mt Warning attracts many tourists to visit the village and its district, providing the local community with an opportunity for local employment. One of the outcomes is a variety of bed and breakfast accommodation around Uki.

The village, and its district, is also well known for the abundance of creative

practitioners, including artists. This results in many art studios, art galleries, workshops and retreats for to-be-artists, individual and group practices and community events such as Songwriters on the Songline, Cabaret 360, Movement Medicine, Glo Dance, Drumming Circles and many more.

The core values of the local community have been defined under the Uki and District Community Action Plan 2007 and Uki & District Sustainability Plan 2009. These values include living within the natural limits of ecosystem, protecting and enhancing the beauty of the village, enriching existing biodiversity, and celebrating cultural diversity through a vibrant and inclusive village life. The Rural Villages Strategy has been prepared consistently with these values, which were also highlighted and discussed during two community meetings held in October 2013 and July 2014.

The community sees the future of Uki in developing further an ecological, economic, social and spiritually sustainable community that provides for the needs of locals and visitors and values the diversity of knowledge and expertise of all who choose to live and work in the Uki area.



*Uki, main street*

## UKI - NATURAL LANDSCAPE

Uki village is situated in the heart of the Wollumbin/Mt Warning caldera. Large parts of land surrounding the village, including Mt Warning National Park, are World Heritage listed. Wollumbin/Mt Warning is the central sacred mountain to the Bundjalung Nation, the original custodians of this area.

The village is located in a vegetated valley of the Tweed River and has quite informal boundaries formed by vegetation that mediates through the village and along the Tweed River corridor, providing a natural connection with ecological habitats outside of the village. This integration of the built form and natural vegetation within the village increases opportunities for biodiversity across the settlement and contributes to the enclosed character of the village, surrounded by the natural vegetation, in some way connecting the village with the national parks in the neighbourhood. It also offers an exciting opportunity to create walking/cycling/horse riding trails and recreational activities, both within the wider village and into the surrounding parks.

Wide corridor of the Tweed River running parallel to the main road offers a variety of informal open space areas.

Forested hills contrast with grassed rural valleys



Mountains and ridgelines

Forested mountains with steep terrain contrast with grassed rural valleys



UKI

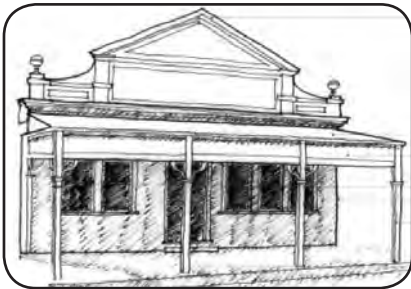
Topography strongly influences the built form in the southern part of the village with larger allotments and irregular setbacks.



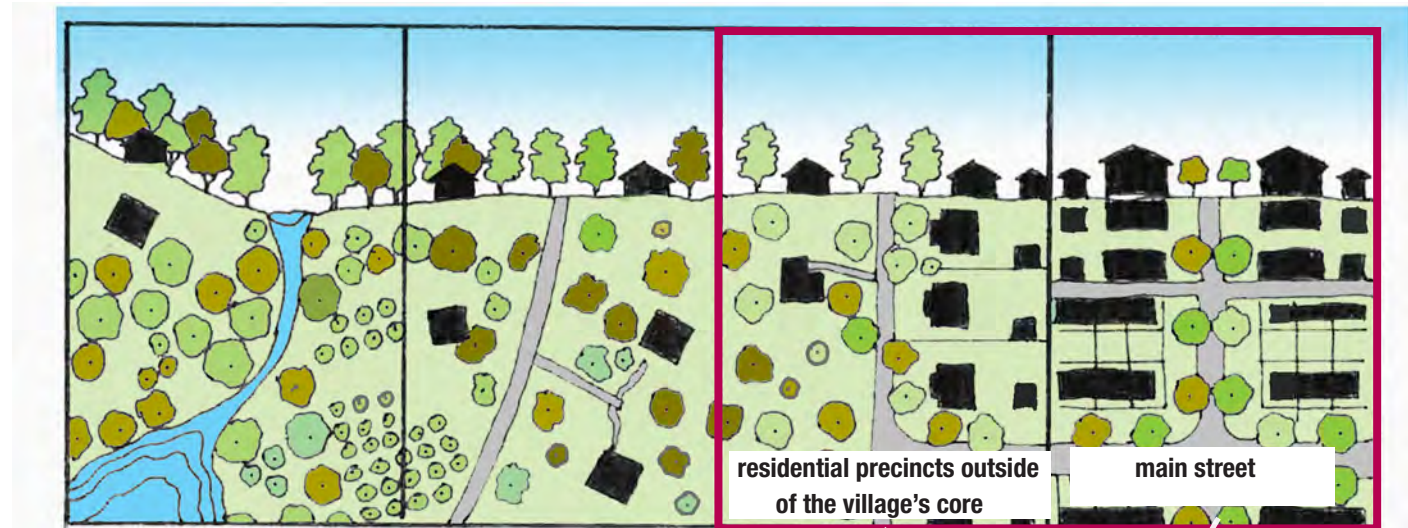
## UKI - BUILT ENVIRONMENT

The existing scale of development in Uki is reflective of the mountain village character. Predominantly, development is no more than two storeys in height and the building form sits well within the topography and landscape of the village.

Key components of the village identity include the bushland and rural setting, historic building character and the important role of the public spaces within the village. The village is located within a Heritage Conservation Area as prescribed by the Tweed Local Environmental Plan 2014.



*Architecture style. Key design elements of traditional commercial buildings in Main Street include awnings over public footpaths, signage fascia, display windows, awning posts at the kerb side and central entry door defining symmetric build form (source: Tweed DCP Uki Village).*



The focal point of the village is a vibrant, mixed use centre servicing the local community and the surrounding rural population.

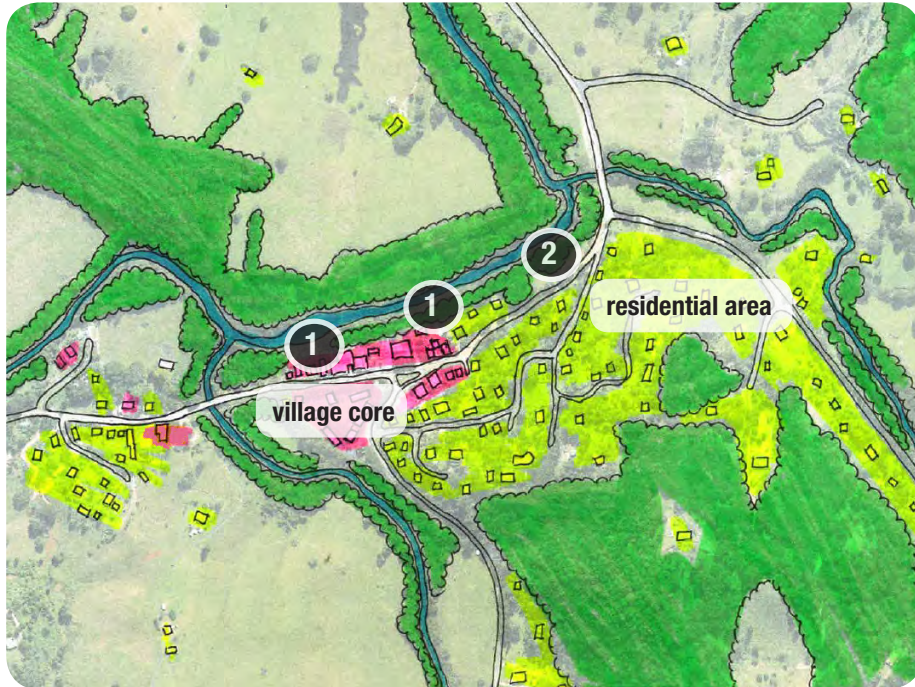
Average lot size in the village is approximately 2000 m<sup>2</sup>.

The village has a grid road pattern, shaped by topography of the terrain.

Residential dwellings in the southern part of the village are frequently partially concealed from the main roads by vegetation or topography.



## Map of Uki village:



## Actions for Uki:

Actions for Uki should be read in conjunction with the region-wide actions provided under Part 3. The Action Plan, provided under Part 5 of the Strategy, outlines responsible stakeholders, timeframe and level of priority of each action.

Action 4.34: Review and update the locality plan for Uki (Section B20 of the Tweed Development Control Plan 2008) so that it is consistent with the provisions of this Strategy, particularly the outcomes of Action 3.1 (regenerative development). The review will also consider:

- Relationship between the village and the Tweed River, including consideration of the appropriate use of area along the riverbank, labelled ① on the Uki map,
- Consider availability of land within, or adjoining the village for additional development,
- Consider provision of a variety of housing choice to facilitate sustainable population of the village.

Action 4.35: Advance community's initiative to create a community space/garden in the village, in location labelled on the Uki map as ②. The community garden will include open space areas, garden allotments, native vegetation, recreation structures, park infrastructure and gathering space.

Action 4.36: Assist and promote community initiative to develop the Nightcap Track Highland Loop project, considered as a pilot for the region-wide Integrated Trail Network.

Action 4.37: Create additional off road walking and cycling tracks, in partnership with the local community and Council. The tracks would form a part of the future Integrated Trail Network, and would encourage a reduction in local vehicular traffic, promote safe, healthy activity and enhance the sense of community through more frequent casual interactions.

## **5. Action plan**

# 5.1 Actions

Action	Page	Delivery partners	Measure	Villages affected	Timeframe	Cost (impact on Council's budget)	Relevance to other plans/strategies
3.1 Implement the regenerative development framework through locality plans for the rural villages.	16-18	Tweed Shire Council	Principles embedded into the local planning framework	All rural villages	Subject to locality plans	Subject to budget allocation, staff time	Tweed Development Control Plan 2008, Tweed LEP 2014
3.2 Undertake actions to promote and seek support for the regenerative development framework among the rural communities.	16-18	Tweed Shire Council, community organisations	Increased level of recognition and support of this principle	All rural villages	Ongoing	Subject to budget allocation, staff time	Tweed DCP 2008, LEP, community-based plans
3.3 Develop value-adding programs for the rural villages seeking to capitalise on the Northern Rivers Rail Trail (Tweed section).	19	Tweed Shire Council, local community associations	Preparation of the value-adding programs	Stokers Siding, Burringbar, Mooball, Crabbes Creek	Subject to the timeframe for developing the Rail Trail	Subject to budget allocation	Tweed Economic Development Strategy 2014
3.4 Prepare a masterplan for the Integrated Trail Network, identifying potential connections between the villages, key regional attractions and linkages with the Northern Rivers Rail Trail.	19	Tweed Shire Council, NSW Government, Destination Tweed, community organisations	Finalisation of the masterplan	All rural villages	Start of the project within 2 years	Subject to budget allocation / quotations from tenderers	Caldera Economic Transition Plan 2009 Tweed Economic Development Strategy 2014
3.5 Assist and promote the community initiative to develop the Nightcap Track Highland Loop project, considered as a pilot for the region-wide Integrated Trail Network.	19-20	Community organisations Tweed Shire Council, NSW OEH	Completion of the project	Uki	Ongoing	Subject to budget allocation / staff time	Nightcap Track Highland Loop Proposal, Caldera Economic Transition Plan 2009
3.6 Develop actions aimed at enabling or supporting communities to access community facilities and operate/manage these in the future.	22	Tweed Shire Council	Increased utilisation of key community facilities in the rural villages	All rural villages	Ongoing - as per timelines of relevant Council projects	Subject to budget allocation / staff time	Open Space Strategy (draft), Community Infrastructure Framework
3.7 Support community initiatives to establish cultural experiences in rural villages' parks and gardens.	22	Tweed Shire Council, Local community	Increased use of parks and gardens for cultural activities and experiences	All rural villages	Ongoing	Within the existing operating budget	As above

Action		Page	Delivery partners	Measure	Villages affected	Timeframe	Cost (impact on Council's budget)	Relevance to other plans/strategies
3.8	Determine the feasibility of and options for improving access to medical services in the rural villages.	21-22	Tweed Shire Council, NSW Health,	Needs and feasibility assessment finalised	All rural villages	Medium priority, subject to allocation within work program.	Subject to budget allocation/grant funding/staff time	NSW State Health Plan: Towards 2021
3.9	Launch a website providing mapping-based information about cultural events, markets and festivals to provide a guide for tourists and to facilitate collaboration between the villages.	22	Tweed Shire Council (design, maintenance for initial 12 months) Local community (to take over after the initial 12 months)	Launch of the website	All rural villages	Within 2 years	Subject to budget allocation and cost estimate provided under Tweed Economic Development Strategy 2014	Tweed Economic Development Strategy 2014
3.10	Promote all rural villages identified in this Strategy as part of the Creative Cauldron.	22	Tweed Shire Council	Branding all rural villages as part of the Creative Cauldron	All rural villages	Ongoing	As above	Tweed Economic Development Strategy 2014
3.11	Seek appropriate avenues to ensure that Council can deliver a constructive working relationship with local businesses and proactively assists both new and existing businesses in the rural villages.	24-25	Tweed Shire Council	Increased number of local businesses in the villages	All rural villages	Within 2 years	Subject to budget allocation / action related with the Tweed Economic Development Strategy	Tweed Economic Development Strategy 2014
3.12	Review Council's Developer Contributions Plan 4 to identify opportunities for concessions and/or staged payment in relation to employment-generating development in the rural parts of the Shire.	24-25	Tweed Shire Council	Developer Contributions Plan 4 reviewed and outcomes reported to Council	All rural villages	Within 2 years	Subject to budget allocation / staff time	Tweed Economic Development Strategy 2014
3.13	Undertake a pilot series of business trainings and events (marketing, online marketing, networking, grant writing, online business, bookkeeping basics etc.) in community facilities available in the villages and in Murwillumbah	24-25	Tweed Shire Council Local business chambers, community based partners, The NSW Small Business Commissioner	Launch of a pilot series of business training and events. Demand and benefits considered by Council	All villages subject to this Strategy and Murwillumbah.	Pilot series completed within 2 years	Subject to budget allocation/ grant funding / quotations from tenderers	Tweed Economic Development Strategy 2014, Economic Development Strategy for Regional NSW 2015

Action		Page	Delivery partners	Measure	Villages affected	Timeframe	Cost (impact on Council's budget)	Relevance to other plans/strategies
3.14	Undertake a study analysing feasibility of a co-working office space in appropriate location in Tweed Shire.	25	Tweed Shire Council community based partners, The NSW Small Business Commissioner, Local business chambers	Preparation of the feasibility study	All villages subject to this Strategy	Medium priority, subject to allocation within work program	Subject to budget allocation / quotations from tenderers	Economic Development Strategy for Regional NSW 2015
3.15	Promote the region as a place of destination for creative professionals.	25	Destination Tweed Tweed Shire Council	Branding the rural villages as destination for creative practitioners	All villages subject to this Strategy	Ongoing	Within the existing operating budget / staff time	Tweed Economic Development Strategy 2014
3.16	Catalogue and mitigate the region's barriers that make the villages less attractive to creative practitioners that would otherwise migrate to this area.	25	Tweed Shire Council,	Finalisation of the project	All villages subject to this Strategy	Medium priority, subject to allocation within work program	Subject to budget allocation / action related with the Tweed Economic Development Strategy	Tweed Economic Development Strategy 2014, Economic Development Strategy for Regional NSW 2015
3.17	Enable or support family-friendly community celebrations and events.	27	Local community Tweed Shire Council	At least one regular event in each village, well established and recognised in the region	All villages subject to this Strategy	Ongoing	Within the existing operating budget / staff time	Open Space Strategy (in preparation), Community Infrastr. Framework, Cultural Plan
3.18	Locality plans for the rural villages to be prioritised in accordance with the hierarchy of rural settlements provided on the Rural Settlements Map and consistently with the Planning Principles.	26-27	Tweed Shire Council Community organisations	Action embedded into the local planning framework	All villages subject to this Strategy	Ongoing	Within the existing operating budget / staff time	LEP, Tweed DCP 2008, Far North Coast Regional Strategy
3.19	Undertake planning studies to investigate opportunities for a rural village in the Dungay area, as identified on the Rural Settlements Map.	26-27	Tweed Shire Council	Planning investigation completed and reported to Council	Dungay	Medium priority, subject to allocation within work program	Staff time	Far North Coast Regional Strategy, LEP.

Action		Page	Delivery partners	Measure	Villages affected	Timeframe/ priority	Cost (impact on Council's budget)	Relevance to other plans/strategies
4.1	Prepare a locality plan for Bilambil as outlined under section 4.2 of the Strategy.	34	Tweed Shire Council	Finalisation of the locality plan	Bilambil	Medium priority	Subject to budget allocation / staff time	Tweed DCP 2008, LEP
4.2	Provide assistance to the local community in their efforts to create a meeting place. This can be achieved by either assistance to the owners of the former literary association building to renovate and restore the site, or by facilitating the use of the sports' clubhouse for community meetings and events.	34	Local community, Tweed Shire Council	Community meeting place established	Bilambil	Ongoing	Staff time / related with actions 3.4 and 3.5 of this Strategy	Community Based Heritage Study 2012, Open Space Strategy (in preparation), Community Infrastructure Framework
4.3	Support community's efforts to create a community association in Bilambil.	34	Local community, Tweed Shire Council	Community association established	Bilambil	Ongoing	Staff time	Community Infrastructure Framework
4.4	Beautify the parkland between Bilambil Road and Bilambil Creek, with the leading role, where possible, of local volunteers and community groups.	34	Local community, Tweed Shire Council	Beautification of the parkland completed	Bilambil	To be identified in the Open Space Strategy	Subject to budget allocation	Open Space Strategy (in preparation)
4.5	Prepare a locality plan for Burringbar as outlined under section 4.3 of the Strategy	38	Tweed Shire Council	Preparation of the locality plan commenced	Burringbar	Within 2 years	Subject to budget allocation / staff time	Tweed DCP 2008, LEP
4.6	Support family-friendly community celebrations and events in the village.	38	Tweed Shire Council, Local community	Increased number of events organised in the village	Burringbar	Ongoing	Staff time / related with actions 3.4 and 3.5 of this Strategy	Community Infrastructure Framework
4.7	Develop value-adding programs for Burringbar, seeking to capitalise on the Northern Rivers Rail Trail.	38	Tweed Shire Council	Preparation of the value-adding programs	Burringbar, Stokers Siding, Mooball, Crabbes Creek	Subject to development of the Rail Trail	Subject to budget allocation	LEP

Action		Page	Delivery partners	Measure	Villages affected	Timeframe/priority	Cost (impact on Council's budget)	Relevance to other plans/strategies
4.8	Analyse potential for Burringbar to be included in the proposed Integrated Trail Network masterplan (refer to section 3.3 of this Strategy)	38	Tweed Shire Council	Analysis undertaken as part of Action 3.3	Burringbar	Refer to Action 3.3	Related with action 3.3 of this Strategy	Caldera Economic Transition Plan 2009 Tweed Economic Development Strategy 2014
4.9	Assist local community in their efforts to establish an outdoor recreation area in the village with the Masterton Park being a preferred site.	38	Local community Tweed Shire Council	Outdoor recreation area established	Burringbar	Ongoing	Subject to budget allocation	Open Space Strategy (in preparation)
4.10	Assist local community in their efforts to prepare a community based strategic plan for the village	38	Local community Tweed Shire Council	Strategic plan prepared	Burringbar	Ongoing	Staff time	Community Strategic Plan 2013-2023
4.11	Prepare a locality plan for Chillingham as outlined under section 4.4 of the Strategy	42	Tweed Shire Council	Locality plan prepared	Chillingham	Medium priority	Subject to budget allocation / staff time	LEP, Tweed DCP 2008
4.12	Support community's initiative to create a riparian Gondwana rainforest walkway connecting the Chillingham hall to Chillingham Community Centre through the public land of the Rous River frontage	42	Local community, Tweed Shire Council, NSW Office of Environment and Heritage	Construction of the walkway	Chillingham	Medium priority	Within Council's existing community grant policy	LEP
4.13	Improve recreation facilities near the river crossing	42	Tweed Shire Council	Recreation facilities upgraded	Chillingham	Within 2 years	Subject to budget allocation	Open Space Strategy (draft)
4.14	Promote Chillingham Community Association's initiative to progress the idea of solar lighting for public spaces in the village	42	Local community, Tweed Shire Council	Prepare a feasibility study considering costs and benefits of the initiative	Chillingham	Ongoing	Subject to budget allocation	



Action		Page	Delivery partners	Measure	Villages affected	Timeframe/priority	Cost (impact on Council's budget)	Relevance to other plans/strategies
4.15	Prepare a planning proposal for Crabbes Creek seeking to amend the Tweed Local Environmental Plan 2014 by zoning Crabbes Creek RU5 Village, consistently with its role as a local centre in the rural location and to allow for a broader variety of land uses.	46	Tweed Shire Council	Preparation of the LEP amendment for Crabbes Creek village	Crabbes Creek	Medium priority, subject to allocation within work program.	Subject to budget allocation / staff time	LEP
4.16	Determine the viability of walking/cycling connection between Crabbes Creek and Mooball, in context of the proposed residential development in Mooball.	46	Tweed Shire Council	Options considered as part of the planning proposal (Action 4.14 above)	Crabbes Creek	Refer to Action 4.15	Budget allocation / staff time	LEP
4.17	Develop value-adding programs for Crabbes Creek, seeking to capitalise on the Northern Rivers Rail Trail	46	Tweed Shire Council	Preparation of the value-adding programs	Burringbar, Stokers Siding, Mooball, Crabbes Creek	Subject to development of the Rail Trail	Subject to budget allocation	LEP
4.18	Analyse ways of mitigating the flood events on the Crabbes Creek road at the creek crossing	46	Tweed Shire Council	Impact of flood events mitigated	Crabbes Creek	Subject to allocation within work program.	Subject to budget allocation	Coastal Creeks Floodplain Risk Management Study
4.19	Prepare a locality plan for Mooball as outlined in Part 4.6 of the Strategy	50	Tweed Shire Council	Preparation of the locality commenced	Mooball	Locality plan to commence within 2 years	Subject to budget allocation	LEP, Tweed DCP 2008

Action		Page	Delivery partners	Measure	Villages affected	Timeframe/priority	Cost (impact on Council's budget)	Relevance to other plans/strategies
4.20	Develop value-adding programs for Mooball, seeking to capitalise on the Northern Rivers Rail Trail	50	Tweed Shire Council	Preparation of the value-adding programs	Burringbar, Stokers Siding, Mooball, Crabbes Creek	Subject to development of the Rail Trail	Subject to budget allocation	LEP
4.21	Branding Mooball as a gateway to the rural region of the Tweed.	50	Destination Tweed, Tweed Shire Council	Mooball recognised as an entry point/ gateway to the rural Tweed.	Mooball	Ongoing	Subject to budget allocation	Tweed Economic Development Strategy 2014
4.22	Consider the viability of walking/cycling connection between Mooball and Crabbes Creek.	50	Tweed Shire Council	Related with Action 4.19	Mooball	Within 2 years	Subject to budget allocation	LEP
4.23	Prepare a locality plan for Stokers Siding as outlined in Part 4.7 of the Strategy	54	Tweed Shire Council	Preparation of the locality plan commenced	Stokers Siding	Medium priority, subject to allocation within work program.	Subject to budget allocation / staff time	LEP, Tweed DCP 2008
4.24	Develop value-adding programs for Stokers Siding, seeking to capitalise on the Northern Rivers Rail Trail	54	Tweed Shire Council Local community, Destination Tweed	Preparation of the value-adding programs	Burringbar, Stokers Siding, Mooball, Crabbes Creek	Subject to development of the Rail Trail	Subject to budget allocation	LEP
4.25	Undertake consultation with the rail authority to enable use of land within the rail line corridor for community events and to highlight the need to renovate/ upgrade the playground located within this rail line corridor.	54	Tweed Shire Council	Consultations carried out and reported to Council	Stokers Siding, Burringbar, Mooball	Within 2 years	Staff time/subject to budget allocation	Open Space Strategy (in preparation)
4.26	Prepare a locality plan for Tumbulgum as outlined in Part 4.8 of the Strategy	58	Tweed Shire Council	Locality plan commenced	Tumbulgum	Commenced within 2 years	Subject to budget allocation / staff time	LEP, Tweed DCP 2008

Action		Page	Delivery partners	Measure	Villages affected	Timeframe	Cost (impact on Council's budget)	Relevance to other plans/strategies
4.27	Analyse feasibility of establishing a walking/cycling trail linking the village with the old cemetery located on the northern side of the Tweed River and further north towards Bilambil.	58	Tweed Shire Council	Analysis undertaken as part of Action 4.26	Tumbulgum	Commenced within 2 years	Subject to budget allocation / staff time	LEP, Tweed DCP 2008
4.28	Assessment of safety issues of the footpath north of the Terranora Road bridge and path from the bridge to Dulguigan Road.	58	Tweed Shire Council	Assessment completed and reported to Council for further action	Tumbulgum	Within 2 years	Subject to budget allocation	
4.29	Consider appropriate location for safe parking area for the local residents in the event of flood affecting the village.	58	Tweed Shire Council	Assessment completed and reported to Council for further action	Tumbulgum	Within 2 years	Subject to budget allocation	Tweed Floodplain Risk Management Strategy
4.30	Prepare a locality plan for Tyalgum as outlined in Part 4.9 of the Strategy.	62	Tweed Shire Council	Locality plan commenced	Tyalgum	Commenced within 2 years	Subject to budget allocation	LEP, Development Control Plan
4.31	Support local community in determining appropriate form of ownership of the open space area located to the north of Coolman Road.	62	Local community, Tweed Shire Council	Project completed	Tyalgum	Within 2 years	Subject to budget allocation	Open Space Strategy (in preparation)
4.32	Consider Tyalgum with the proposed Integrated Trail Network.	62	Tweed Shire Council	Undertaken as part of Action 3.3	Tyalgum	Refer to Action 3.3	Related with action 3.3 of this Strategy	
4.33	Consider construction of a footpath along the Coolman Street in Tyalgum.	62	Tweed Shire Council	Construction of a footpath along the Coolman Street	Tyalgum	Timeframe subject to budget allocation	Subject to budget allocation	

Action		Page	Delivery partners	Measure	Villages affected	Timeframe	Cost (impact on Council's budget)	Relevance to other plans/strategies
4.34	Review and update the locality plan for Uki (Section B20 of the Tweed Development Control Plan 2008) as outlined in Part 4.10 of the Strategy.	66	Tweed Shire Council	Review of the DCP commenced	Uki	Medium to high priority, subject to allocation within work program	Subject to budget allocation	LEP, Tweed DCP 2008
4.35	Support community's initiative to create a community space/garden in the village as outlined in Part 4.10 of the Strategy.	66	Local community, Tweed Shire Council	Project completed	Uki	Within 2 years	Subject to budget allocation	Open Space Strategy (in preparation), Cultural Plan
4.36	Consistently with Actions 3.3 and 3.4, assist and promote community initiative to develop the Nightcap Track Highland Loop project, considered as a pilot for the region-wide Integrated Trail Network.	66	Local community, Tweed Shire Council, Office of Env. and Heritage, Destination Tweed	Track opened for public use	Uki	Within 2 years	Subject to budget allocation	Caldera Economic Transition Plan 2009 Tweed Economic Development Strategy 2014
4.37	Create additional off road walking and cycling tracks, in partnership with the local community and Council. The tracks would form a part of the future Integrated Trail Network, and would encourage a reduction in local vehicular traffic, promote safe, healthy activity and enhance the sense of community through more frequent casual interactions.	66	Tweed Shire Council, local community	Walking and cycling tracks considered as part of the Integrated Trail Network masterplan	Uki	Medium to high priority, subject to allocation within work program	Related with action 3.3 of this Strategy	