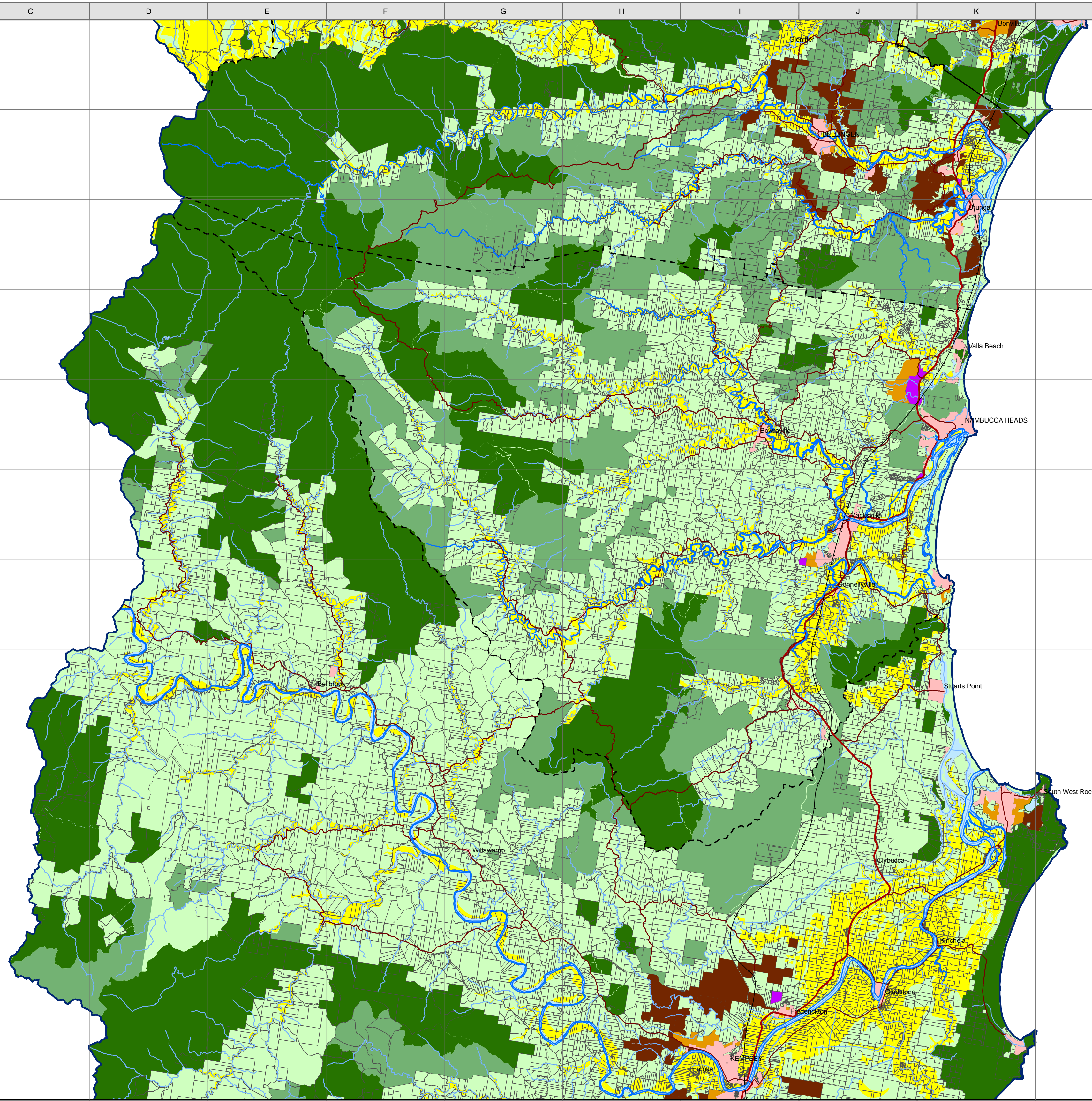




NSW Government

Department of Planning
Department of Environment & Climate Change
Department of Primary Industry
Northern Rivers Catchment Management Authority



Summary of Final Recommendations

The Mid North Coast Farmland Mapping Project Final Recommendations Report includes planning recommendations covering farmland. Below is a summary. For a copy of the Report, contact the Department of Planning on 66 41 66 00.

Land mapped as regionally significant farmland cannot be considered for urban or rural residential zoning unless the land is:

- a) identified in a council rural residential strategy which has been agreed to by the Department of Planning as at the date of the Mid North Coast Regional Strategy, (or exhibited by that time and subsequently agreed to); or
- b) part of a Growth Area under the Mid North Coast Regional Strategy; or
- c) already zoned, subdivided or approved for an urban or rural residential use under an LEP.

Councils' Local Growth Management Strategies cannot include regionally significant farmland in future rural residential areas.

In any review of the Mid North Coast Regional Strategy, regionally significant farmland cannot be included in a Growth Area unless:

- a) the land forms an otherwise logical extension to the major regional centres of Grafton, Coffs Harbour or Port Macquarie, and
- b) the land is needed for efficient urban development and
- c) there is no practicable alternative, or
- d) where the encroachment onto mapped farmland is minor.

New urban or rural residential areas expanding towards regionally significant farmland must avoid compromising the farmland. Potential land use conflict or loss of land providing services such as flood refuge must be assessed, and buffers incorporated to protect farmland uses. The onus is on the land within the encroaching residential zone.

Where regionally significant farmland is zoned for environmental protection, the zoning should not be altered to rural.

The farmland map should be used as an information resource when councils and state agencies plan for public infrastructure.

- Highway
- Main Road
- Local Road
- Railway
- Rivers
- Local Government Boundary
- State Forests

- National Parks
- Existing Urban Footprint
- Proposed Urban Areas
- Proposed Employment Land
- Rural Residential Zone
- Regionally Significant Farmland
- Other Rural Land

2008 FINAL MAP MID NORTH COAST FARMLAND MAPPING PROJECT

Scale 1:175 000

The Mid North Coast Farmland Mapping Project was coordinated by the Department of Planning in partnership with the Department of Environment and Climate Change and the Department of Primary Industries.

This Policy map has been derived from soil landscape data which is accurate to +/- 100m. The data was produced for use at a scale of 1:100000 or smaller and should not be used at, or scaled to a larger scale (eg 1:50000).

Data Sources:
Farmland Data - Dept of Planning, 2008
National Parks and State Forests - Dept of Lands, May 2006
Existing Urban Footprint, Proposed Urban Areas and Proposed Employment Lands - Mid North Coast Regional Strategy, Dept of Planning, February 2009
Cadastral - Dept of Lands 2006
Highways & Major Road Centrelines - Dept of Lands May 2006 RTA 2006
Railway Centrelines and Watercourses - Dept of Lands May 2006

Topographic data (road/rail centrelines and watercourses) show slight differences with cadastral information due to varying data sources.

The Mid North Coast Farmland Mapping Project was funded to draft stage by the Northern Rivers Catchment Management Authority.

At the date of this map, the local environmental plans of Clarence Valley and Nambucca provide for some rural residential development in broad areas which are not zoned rural residential. Those areas are not shown on this map.

