

**GREEN
COAST
PLANNING**

**LAND USE CONFLICT RISK
ASSESSMENT**

**Proposed Eco-Tourist Facility and Primitive
Camping**

Lot 3 DP 710680,

No. 43 Synotts Lane Ocean Shores 2483

29/10/2020

The following information has been prepared in accordance with the guidelines for undertaking a Land Use Conflict Risk Assessment, as set out within ‘Living and Working in Rural Areas - A Handbook for Managing Land Use Conflict Issues on the NSW North Coast’ (Learmonth, Whitehead, Boyd & Fletcher).

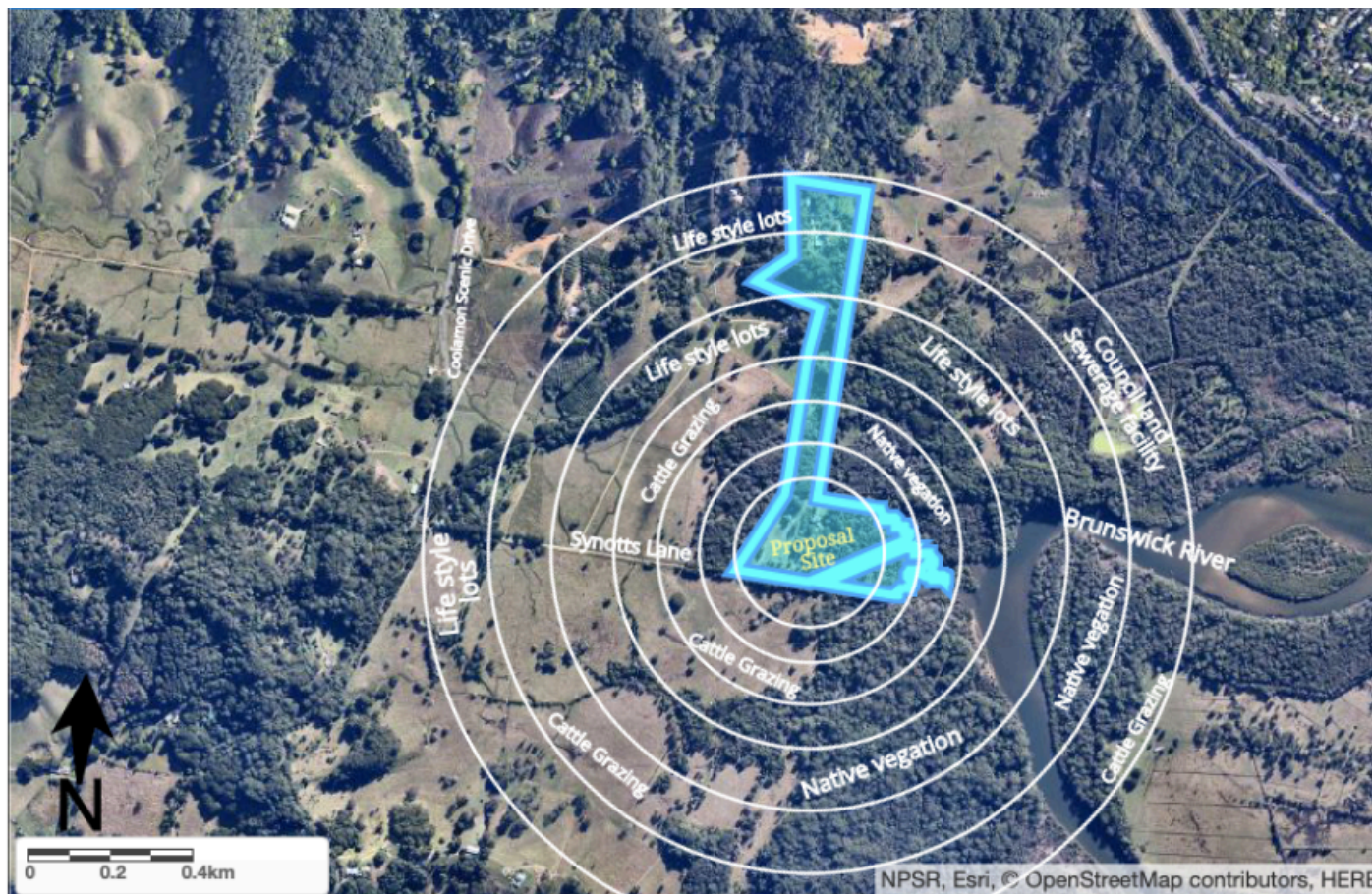


Figure 1 Surrounding Land Uses at 100 metre distances (Source: Esri LPI)

An inspection of the site confirmed that none of the surrounding properties present any significant land use conflicts. The majority of surrounding lots comprise lifestyle properties, with little or no agricultural uses. Small scale cattle grazing occurs within adjoining property to the west of the subject site. No cattle grazing occurs immediately adjacent to the properties boundaries on the east and southern sides of the neighbouring allotments.

Table 1 below summarises the site-specific factors for consideration based on the land use activities that surround the subject site.

Table 1 – site specific factors for consideration.		
Factors for Consideration	Relevance to the Subject Site	Potential Conflict Issues
<p>The nature of the land use change and development proposed.</p> <p>A modest land use change is likely to create a different risk of land use conflict compared to a substantial and extensive land use change.</p>	<p>the proposal comprises the construction of 2 amenity blocks and the inclusion of 10 primitive camping sites near the front of the allotment for use by tourists and visitors to the site.</p>	<p>Increased sensitivity to noise from surrounding farming activities.</p> <p>Increased sensitivity to chemical usage from surrounding farms.</p> <p>Increased vehicle movements to/from property.</p>
<p>The nature of the precinct where the land use change and development is proposed.</p> <p>This provides an understanding of the context of the proposed change and development and may provide some insights into the values and expectations of adjoining land owners and stakeholders.</p>	<p>The locality is made up of rural lifestyle lots to the east, north, and south. Grazing land is located within the adjoining allotments to the west. Native vegetation is located within the subject site and some adjacent properties.</p>	<p>Noise generating activities (farm equipment and machinery), chemical usage, movement of livestock</p>
<p>The typical industries and land uses in the area where the development is proposed.</p> <p>This provides for a broad test of compatibility with the dominant existing land uses in the locality.</p>	<p>the subject property comprises a rural lifestyle that includes some rural uses such as cattle grazing. No intensive agriculture or industries occur within the development site.</p>	<p>Noise generation from vehicle movements and cattle.</p>

<p>The land uses and potential land uses in the vicinity of the proposed development or new land use.</p> <p>Identifying and describing what's happening within a minimum 1000m radius of the subject land and development site help to establish the specific land uses in the locality that are most likely to have some effect on and be affected by the proposed land use or development.</p>	<p>the surrounding sites are zone RU2and RU1 Rural Landscape Zone. Surrounding land uses and potential land uses compromise low scale agricultural activities such as cattle grazing. No intensive agricultural activities were identified such as piggeries or feedlots.</p>	<p>Noise generating activities (farm equipment and machinery), chemical usage, movement of livestock.</p>
<p>Describe and record the main activities of the proposed land use and development as well as how regular these activities are likely to be.</p> <p>Note infrequent activities that are likely to create conflict with neighbouring land uses and be the source of neighbour disputes given our knowledge of issues that can be a trigger for complaints and conflict.</p>	<p>The main activity proposed is the use of the subject property for tourist accommodation within an eco- tourist facility comprising 10 primitive camp sites. The main activities proposed will be accommodation that will occur all year round.</p>	<p>As above.</p>
<p>Describe and record the main activities of the adjoining and surrounding land uses and development as well as how regular these activities are, including periodic and seasonal activities that have the potential to be a source of complaint or conflict.</p>	<p>Cattle grazing activities occur year round and occasionally include the use of machinery and equipment, chemical usage and movement of stock. Rural lifestyle lots are also occupied year round. Potentially these uses could become a source and/or target of complaint/conflict.</p>	<p>Noise generating activities (farm equipment and machinery), chemical usage and movement of livestock versus ambient, quiet and low intensity tourist use.</p>

Compare and contrast the proposed and adjoining/surrounding land uses for incompatibility and conflict issues.	Noise generating activities (farm equipment and machinery), chemical usage and movement of livestock versus ambient, quiet and low intensity tourist use.	

B) Land Use Conflict Risk Assessment Matrix & Recommended Management Strategies

The following matrix is used to rank the potential conflict issues identified within Table 1 above.

Likely consequence from a dispute or conflict arising over the land use or activity		Likelihood of a dispute or conflict arising over the land use or activity		
		Very Likely	Likely	Unlikely
	Major consequences & impacts likely	HIGH	HIGH	MEDIUM
	Modest or periodic consequences & impacts likely	HIGH	MEDIUM	LOW
	Minimal consequences & impacts likely	MEDIUM	LOW	LOW

(Source: Learmonth, Whitehead, Boyd & Fletcher)

Table 2 below ranks the potential conflict issues based on the matrix above, and recommends management strategies where applicable for each.

Table 2 – Risk Assessment Ranking & Recommended Management Strategies		
Potential Conflict Issues	Ranking using Matrix	Recommended Management Strategy
Livestock movement	Low	Guests to the site made aware of surrounding agricultural activities through advertising, booking websites, introductions at the property and within a formal information package

		<p>provided within each camping site.</p> <p>Majority of bookings to occur on weekends when farming activities are reduced. Confirms this</p>
Traffic impacts	Low	<p>Accommodation advertising and booking websites to provide accurate map of property location and vehicle access point.</p> <p>Property entrance to be clearly identified to ensure guests have safe and efficient access to the site.</p> <p>Majority of bookings to occur on weekends when traffic movements are reduced.</p>
Guests who are not familiar with the activities undertaken within a rural locality.	Low	As above
Chemical usage	Low	<p>Consultation with surrounding farmers to coordinate bookings such that no conflicts arise with any major chemical usage events.</p> <p>Majority of bookings to occur on weekends when farming activities are reduced.</p>
Noise generating activities from farm equipment and machinery	Low	Guests to the site made aware of surrounding agricultural activities through advertising, booking websites, introductions at the property and within a formal information package

		<p>provided within each camping site.</p> <p>Majority of bookings to occur on weekends when farming activities are reduced.</p>
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C) Conclusion

An assessment of the potential land use conflicts arising from the proposed development confirms that there is LOW likelihood of a dispute arising in relation to surrounding land uses. Any potential conflicts can be easily resolved considering the siting of the proposal being sufficiently buffered from surrounding properties and land uses by established vegetation buffers. The locality does not include any intensive rural/agricultural activities such as cropping, piggeries or quarries. There are no macadamia or stone fruit orchards within the immediate area. No cattle grazing occurs immediately adjacent to the common property boundary on the western side of the neighbouring allotment.

A number of Management Strategies have been identified under Table 2 of this Land Use Conflict Risk Assessment. Once implemented, the proposal is likely to be managed without significant land use conflicts. The resident manager of the tourist accommodation has a good relationship with surrounding landowners and will engage in ongoing consultation to ensure potential for conflicts are minimised.