



14 August 2020

Frequently Asked Questions Nightcap on Minjungbul Concept Development Application

Attention: 'Nightcap on Minjungbul' – Interested Parties

Planit Consulting Pty Ltd are a multidisciplinary consultancy firm, who are focused on achieving great urban and rural development outcomes, from concept to construction. We specialise in town and environmental planning, civil engineering, design and landscape architecture and have been engaged to assist the concept development and delivery of *Nightcap on Minjungbul*. This exciting project provides a unique opportunity to explore sustainable housing and community opportunities within a picturesque and biodiverse environment.

This Frequently Asked Questions sheet has been developed to provide key project information to you as an interested party, particularly as proposals for Rural Land Sharing Community development, particularly of this scale, are not common. Further, we appreciate the need for clarity and confidence in making decisions about your potential new home.

1. What is a Rural Land Sharing Community (RLSC)?

A Rural Land Sharing Community (RLSC) is an alternative dwelling and ownership type where multiple owners of an allotment can erect multiple dwellings without subdivision. Sometimes referred to as Multiple Occupancies, or MO's, RLSC's provide a collaborative and communal rural living opportunity, at a lower cost. Land ownership is managed as a collective community and specifically aims to share facilities and resources. RLSC's have been allowed for within various areas of NSW through planning legislation since the late 1980's.

2. How are RLSCs allowed?

Within NSW, planning provisions for RLSC development can be prescribed through planning legislation either provided at a Local Government Area (LGA) level, or at a State level.

Specific to the Tweed LGA, no local provisions specifically reference RLSC. Notwithstanding, State level provisions, specifically Schedule 5 of *State Environmental Planning Policy (Primary Production and Rural Development) 2019*, identifies and includes Tweed's rural areas. Schedule 5 relates specifically to RLSCs and provides a variety of State based development provisions that enable the creation, and guide the form, of RLSC development.

3. What is the Planning approval process for Nightcap on Minjungbul?

RLSCs require planning approval, or 'consent' permitted under the *State Environmental Planning Policy (Primary Production and Rural Development) 2019*. For *Nightcap on Minjungbul*, this takes the following steps:

- a) Formal Development Application (DA) lodged to Tweed Shire Council for assessment;
- b) Community consultation occurs;
- c) Council's technical officers undertake an assessment of the DA and provide a formal recommendation; and
- d) The Northern Regional Planning Panel meets to review the DA, Council's assessment and recommendation, and makes a determination.

Of note, the Northern Regional Planning Panel comprises a State appointed, independent panel of experts.

4. Where is Nightcap on Minjungbul at in the process?

The *Nightcap on Minjungbul* DA is currently in the final stages of preparation, having been actively pursued over the past 3+ years. In 2019 and again in 2020 we have submitted project documentation regarding the Concept DA to Tweed Shire Council, whom have provided review and feedback in terms of legislative and policy compliance. As of August 2020, Planit Consulting are in the final stages of including commentary from Council's technical staff and anticipate formal lodgment of the DA within the next 2x months.

5. What is next in the process?

Once the application is accepted by Council, assessment will begin including a minimum 1x month community consultation period, allowing for community review and feedback. Whilst the DA assessment timeline is not specifically known, or legislated, based on advices received by Tweed Shire Council, we anticipate a 9 – 12 month assessment timeline before determination by the Northern Regional Planning Panel.

Pending approval of the DA, preparation of further applications to create the individual RLSC's can commence with the confidence of the overall *Nightcap on Minjungbul* proposal being in place.

We trust this information provides clarity as to RLSC's and specifically the pathway and progress of *Nightcap on Minjungbul*. Should you have any questions relating to the applicable planning framework, or other matters we can provide assistance with, please feel free to contact our office on 02 6674 5001.

Yours sincerely



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