

How to use and submit this survey

Please note that this survey is not designed for use on mobile devices.

To complete this survey, please download it to your desktop computer before filling it in.

There are three ways to fill in the survey:

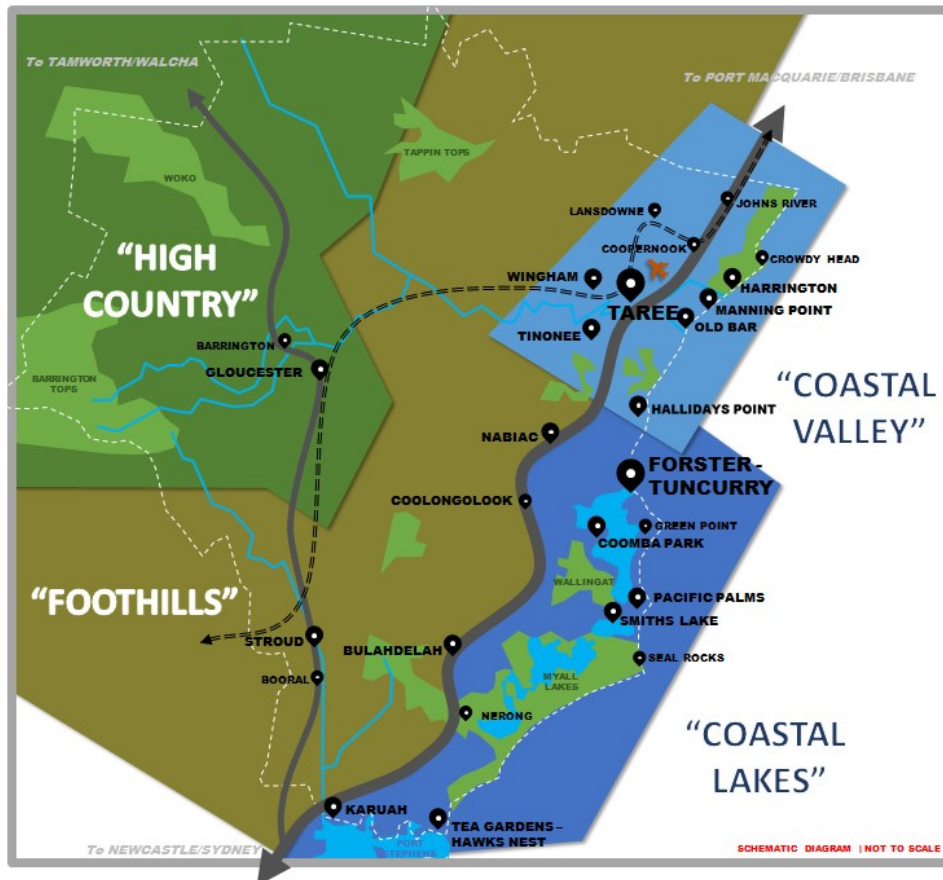
- 1) Simply type into the boxes, and click on the 'submit' button at the end of the survey; or
- 2) Type into the boxes, save your completed survey and email it as an attachment to rural@midcoast.nsw.gov.au ;or
- 3) Print out the survey and fill it in manually. This can then be scanned and emailed at the above address, or posted to *Rural Strategy Survey, MidCoast Council, Breese Parade, Forster, NSW 2428.*

Planning Districts(all participants)

Through our preliminary discussions, we've noticed people tend to describe four distinct areas that each have unique planning-related challenges. These illustrated on the below map, and their broad locations are described below.

These areas could be called “Planning Districts”, to provide a high-level basis for developing more localised land use and development planning policies or controls. To clarify, these would mostly be used to help inform Council's Local Environmental Plan (LEP) and Development Control Plan (DCP), and are different to tourism branding or marketing initiatives, which are used in different ways.

The following questions are designed to help us better describe and 'characterise' these areas.



Rural inland		Coastal Fringe	
"High Country" Planning District	"Foothills" Planning District	"Coastal Lakes" Planning District	"Coastal Valley" Planning District
The high country, roughly from Barrington Tops to Tapin Tops	West of the Highway leading up to the high country	East of the Highway from Port Stephens to Diamond Beach	Between Old Bar and Crowdy Head extending inland to Wingham

1. As they are currently shown, in which of the four areas do you:

	"High Country" Planning District	"Foothills" Planning District	"Coastal Lakes" Planning District	"Coastal Valley" Planning District
Live	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Visit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spend the most time	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. What do you think of the indicative boundary of each of these areas?

	"High Country" Planning District	"Foothills" Planning District	"Coastal Lakes" Planning District	"Coastal Valley" Planning District
It suits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change it	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suggested change to boundaries				

3. In your opinion, what three words best describe each area? These could be positive or negative perceptions you have.

	"High Country" Planning District	"Foothills" Planning District	"Coastal Lakes" Planning District	"Coastal Valley" Planning District
Word 1	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Word 2	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Word 3	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
NA, I don't know much about this area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. What two activities would you recommend people do in the rural areas of each district (eg outside towns & villages)?

	"High Country" Planning District	"Foothills" Planning District	"Coastal Lakes" Planning District	"Coastal Valley" Planning District
Activity 1	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Activity 2	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
NA, I don't know much about this area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. What two things would you like to improve in each district?

	"High Country" Planning District	"Foothills" Planning District	"Coastal Lakes" Planning District	"Coastal Valley" Planning District
Response 1	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Response 2	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
NA, I don't know much about this area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. What two things would you like to remain unchanged in each district?

	"High Country" Planning District	"Foothills" Planning District	"Coastal Lakes" Planning District	"Coastal Valley" Planning District
Response 1	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Response 2	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
NA, I don't know much about this area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Do you have any other thoughts or insights you'd like to share that are relevant to the planning districts described?

8. Which of these four areas is most relevant to where you live?

- High Country Planning District Foothills Planning District
 Coastal Valley Planning District Coastal Lakes Planning District

9. What three words best describe the Planning District where you live? These could be positive or negative perceptions you have.

10. What two activities would you recommend people do in the rural areas of the Planning District where you live (eg outside towns and villages)

11. What two things would you like to improve in the Planning District where you live?

12. What two things would you like to remain unchanged in the Planning District where you live?

13. Do you work in the same district?

Yes - to to question 15

No

14. Which of these four areas is most relevant to where you work?

High Country Planning District

Foothills Planning District

Coastal Valley Planning District

Coastal Lakes Planning District

15. Do you think the area and description of the four Planning Districts are appropriate?

Yes

No (please advise why)

Qualifying Series A - Rural Land

1. Do you currently own a rural property in the MidCoast?

No - move to Series B

Yes - continue with Series A

2. Where is the property?

Please enter your postcode

3. How big is the property?

Less than 2ha (less than 5 acres)

Between 2 - 5ha (5 - 12 acres)

Between 5 - 10ha (12 - 24 acres)

Between 10 - 40ha (24 - 99 acres)

Between 40 - 100ha (99 - 247 acres)

Bigger than 100ha (bigger than 247 acres)

3a. Are you aware that there are rural properties across the MidCoast that do not have the legal right to build a dwelling?

No

Yes

Yes - I own one of these properties

3b. Are you aware that the owners of some properties that do not have the legal right to build, transfer them to Council for non-payment of rates?

No

Yes

Yes - I am considering this option

3c. A large number of these properties are less than 2ha in size, have environmental constraints and do not have legal access, or access to water and sewer. These constraints mean that rezoning to allow development is very unlikely. Given this situation, what do you think could/should be done? Please note, resolving this issue may be outside of the scope of the Rural Strategy, but these properties create an on-going issue for land owners, Council and the affected communities, so Council are interested in how the community views the future land use or protection of these lands (more than one option can be selected).

- Make owners aware they can transfer them to Council
 Zone constrained lands to environmental protection
 Require land owners to consolidate to eg 10, 20, 40ha to establish the legal right to build
 Other (please describe) - if insufficient space, additional ideas can be submitted via email rural@midcoast.nsw.gov.au

4. How 'connected' is your property to the following services?

	Already available / connected	Capable, but not connected	Not available	Not sure
Town water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Town sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On-site sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity (poles and wires)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landline phone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile phone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Internet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roads and bridges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. How reliable are the following services, if available?

	Already available / connected	Capable, but not connected	Not available	Not sure
Town water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Town sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On-site sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity (poles and wires)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landline phone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile phone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Internet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roads and bridges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A.1 Do you live on rural land?

6. Is there already a house on your property?

- No
 No - but I do camp on the property
 No - but I am in the process of building a house
 Yes - single detached house
 Yes - detached dual occupancy
 Yes - other (please describe below)

7. Do you live at the property full time?

No - continue

Yes - go to question 12

8. Where else do you live?

At another rural property **OR** In a town/village

in the MidCoast area **OR** outside the MidCoast area (please advise)

9. How often do you stay at your MidCoast rural property?

Rarely there (fewer than 90 nights per year)

Split my time (90 - 180 nights per year)

More often than not (more than 180 nights per year)

10. When do you tend to stay at your MidCoast rural property?

Mostly in summer

Mostly in winter

Weekends

Long weekends/public holidays

Other (please describe)

11. What do you do with your MidCoast rural property when you're not staying there?

It is vacant

I rent it out as a short term rental (typical stays are less than a month)

I offer it to friends and family only

I rent it out as a long term rental (typical stays are a month or more)

Other (please describe)

A.2 Does the rural land have water frontage?

12. Does the property include any frontage to the ocean, a lake, a river, a stream or a creek?

No - go to question 19

Yes - continue

13. What is the name of the waterbody

14. Apart from basic entitlements for stock and domestic purposes, do you have additional permissions in place to take water from this waterbody?

No

Yes (please describe)

15. Do you use fencing to control or prevent stock access to the water?

No

Yes

16. Do you undertake any activities to maintain or improve the waterfront environment, such as regeneration / revegetation, erosion control, bank stability works?

No

Yes (please describe)

17. In your opinion, what are the main advantages of having waterfront land?

18. In your opinion, what are the main disadvantages of having waterfront land?

A.3 Is the rural land used for agriculture?

19. Is any part of the property used for agriculture?

- No - go to question 25 Yes, by me/my family Yes, by someone else

20. What kind of agriculture is the property used for? Tick any that apply

- Livestock Dairy Poultry (meat or eggs)
 Horticulture Broadacre cropping or plantation
 Other (please advise)

21. Do you sell your produce/livestock directly to the public?

- No No - I sell to co-op or processor or saleyards Yes - direct to the public from my property
 Yes - direct to the public from elsewhere (please advise)

22. Do you process products to sell direct to the public?

- No - all products are taken off site to process and sell Yes - products are processed and sold on site
 Yes - products are processed on site and sold elsewhere
 Yes - other (please describe)

23. Why is your property suitable for your agricultural business?

24. In your opinion, what are the long term risks to your agricultural business?

24A. Are you interested in diversifying the agriculture business on your property? Tick all that apply

- No - please indicate reason
 Yes - processing raw products eg make milk into cheese, abattoir
 Yes - production related activities eg education programs, cattle classification, sustainable agriculture, rural supplies, tours
 Yes - other (please describe)

A.4 Is the rural land used for tourism?

25. Do you currently offer a farmstay experience?

- No - continue Yes - go to question 27

26. Would you consider offering a farmstay in future?

- No - go to question 29 Yes - up to how many bedrooms

27. How many bedrooms do you currently offer at your farmstay?

28. Would you offer more bedrooms if you could?

- No Yes - up to how many bedrooms

29. Apart from any residential/agricultural activities already discussed, what else do you already use your property for?

- Tourist/Visitor accommodation Tourist/Visitor activity (please describe)
 Bed and Breakfast
 Caravanning Other home based business (please describe)
 Camping
 Rural industry (please describe)

 Other (please describe)

A.5 looking to subdivide your rural land?

30. Have you ever considered subdividing your rural property?

- No - go to question 35 Yes - continue

31. What would you do with the subdivided lots?

- Provide lots for dwellings for me/my family Provide lots for workers' accommodation to be built on
 Provide lots for accommodation to be built on that I could otherwise sell/rent (private market)
 Provide lots for agriculture for my family/someone else

32. How many lots would you like to achieve?

33. What size for each lot would you like to achieve?

34. Do you know if this is possible under the current Council planning regulations?

- No Yes

A.6 what are the benefits/challenges of having rural land?

35. When you are at your rural property, where do you tend to:

Do your shopping

Meet up with friends

Visit the doctor

Go to school (or send your kids to school)

Go out for coffee/meals/socialising

36. What are the biggest pressures you face in maintaining your rural property? These could be financial, social or other

37. What are the biggest rewards you get from having your rural property? These could be financial, social or other

Qualifying Series B - Purchasing rural land

1. Are you looking to purchase a rural property in the MidCoast area, or are you a real estate agent?

No - go to Series C

Yes - I am looking to purchase for myself

Yes - I am a real estate agent

2. Where are you looking? Or, if you are a real estate agent, what are the most popular areas people ask about? (Rank first, second, third and fourth preference) (Refer to map on page 1)

High Country Planning District

Foothills Planning District

Coastal Valley Planning District

Coastal Lakes Planning District

3. What size property are you/your clients generally looking for?

4. Are you/your clients looking to buy or establish any of the following? Tick all that apply

- | | |
|--|--|
| <input type="checkbox"/> Rural lifestyle | <input type="checkbox"/> Agricultural business (please describe)
<input type="text"/> |
| <input type="checkbox"/> Tourist/Visitor accommodation | <input type="checkbox"/> Rural industry (please describe)
<input type="text"/> |
| <input type="checkbox"/> Villas or cabins | <input type="checkbox"/> Other (please describe)
<input type="text"/> |
| <input type="checkbox"/> Bed and Breakfast | |
| <input type="checkbox"/> Farmstay | |
| <input type="checkbox"/> Tourist caravan park | |
| <input type="checkbox"/> Camping | |
| <input type="checkbox"/> Other (please describe)
<input type="text"/> | |

Qualifying Series C - Purchasing/Developing rural land for tourism

1. Are you interested in developing a rural property for tourism/visitors? Tick all that apply

- No - go to Series D Yes - visitor accommodation Yes - visitor activities

2. Where are you looking? Rank first, second, third and fourth preference)

- | | |
|---|--|
| <input type="checkbox"/> High Country Planning District | <input type="checkbox"/> Foothills Planning District |
| <input type="checkbox"/> Coastal Valley Planning District | <input type="checkbox"/> Coastal Lakes Planning District |

3. If you are looking to provide visitor accommodation, what kind?

- | | | | |
|--|----------------------|--|----------------------|
| <input type="checkbox"/> Farmstay - how many bedrooms | <input type="text"/> | <input type="checkbox"/> Cabins or villas - how many units | <input type="text"/> |
| <input type="checkbox"/> Bed & Breakfast - how many bedrooms | <input type="text"/> | <input type="checkbox"/> Camping area - how many sites | <input type="text"/> |
| <input type="checkbox"/> Tourist caravan park - how many sites | <input type="text"/> | <input type="checkbox"/> Other (please describe type and size) | <input type="text"/> |

4. If you are looking to provide visitor activities, please describe

Qualifying Series D - Aquaculture

1. Do you currently own/operate an aquaculture or commercial fishing business in the MidCoast?

- No - go to Series E Yes - continue

2. What is the main type of species that you catch or farm?

3. Out of which catchment/s do you operate the business? Tick all that apply

- | | | |
|---|---|---|
| <input type="checkbox"/> Not applicable - my business is land based | <input type="checkbox"/> Pacific Ocean | <input type="checkbox"/> Manning River |
| <input type="checkbox"/> Wallis Lake | <input type="checkbox"/> Smiths Lakes | <input type="checkbox"/> Port Stephens |
| <input type="checkbox"/> Karuah River | <input type="checkbox"/> Gloucester River | <input type="checkbox"/> Barrington River |
| <input type="checkbox"/> Other (please describe) | <input type="text"/> | |

4. If you rely on vessel/s to operate the business, where do you normally store these?

- On water (please advise location)
- On land (please advise location)
- Other (please describe)

5. Do you feel that you have sufficient facilities for launching your vessel/s?

- Yes (please identify access point)
- No (please describe any improvements you would like to see)
-

6. Do you feel that you have adequate storage/mooring facilities for your vessel/s?

- Yes (please advise of location)
- No (please describe any improvements you would like to see)
-

7. Where do you normally get your vessel/s serviced or repaired?

Please advise of location

8. Where do you normally unload your produce?

Please advise of location

9. Do you feel that you have sufficient access to product loading/unloading facilities?

Yes (please advise of location)

No (please advise of location and describe any improvements you would like to see)

10. Do you feel that there is sufficient product loading/unloading facilities?

Yes (please advise of location)

No (please advise of location and describe any improvements you would like to see)

11. Do you supply your product to local outlets in the MidCoast area?

Yes - direct to public or through a fish co-op (please name the general locations)

Yes - to local supermarkets or restaurants (please name the general locations)

No - I supply to domestic outlets outside of the MidCoast (please name general locations and/or outlets)

No - I export internationally (please name general locations or countries)

12. Is any of your product processed prior to sale? If so, where?

No - not processed

Yes - processed locally (please describe)

Yes - processed within Australia (please describe)

Yes - processed overseas (please describe)

13. In your opinion, what are the main advantages or opportunities of operating out of the MidCoast area compared with other areas?

Please describe

14. In your opinion, what are the main disadvantages or risks of operating out of the MidCoast area compared with other areas?

Please describe

15. What industry regulatory requirements do you feel are the most difficult or costly to comply with?

Please describe

Qualifying Series E - Tourism

1. Do you currently own/operate a business that provides water-based tours or tourism activities?

- No - go to Series F Yes - continue

2. What is the main nature of the activity that uses waterways?

- Chartered tours in a single vessel eg whale watching tours (please describe)

- Guided or self-directed tours in separate vessels eg kayaking (please describe)

- Other (please describe)

3. What size group do you normally cater for?

- Up to 5 people 5 to 10 people More than 10 people

4. Where do you operate? (tick all that apply)

- | | | |
|--|---|---|
| <input type="checkbox"/> Pacific Ocean | <input type="checkbox"/> Manning River | <input type="checkbox"/> Wallis Lake |
| <input type="checkbox"/> Myall Lake | <input type="checkbox"/> Smiths Lake | <input type="checkbox"/> Port Stephens |
| <input type="checkbox"/> Karuah River | <input type="checkbox"/> Gloucester River | <input type="checkbox"/> Barrington River |

- Other (please describe)

5. Where do your tours normally start and finish?

Please advise starting location

Please advise finish location

6. If you rely on water-based vessel/s to operate the business, where do you normally store these?

On-water (please advise location)

On land (please advise location)

7. Do you feel you have sufficient access to launch your vessel/s?

- Yes (please advise of location)

- No (please advise of location and describe any improvements you would like to see)

8. Do you feel you have adequate storage/mooring facilities for your vessel/s?

Yes (please advise of location)

No (please advise of location and describe any improvements you would like to see)

9. Where do you normally get your vessel/s serviced or repaired?

Please advise of location

10. In your opinion, what are the main advantages or opportunities of operating out of the MidCoast area compared with other areas?

Please describe

11. In your opinion, what are the main disadvantages or risks of operating out of the MidCoast area compared with other areas?

Please describe

12. What industry regulatory requirements do you feel are the most difficult or costly to comply with?

Please describe

Qualifying Series F - (All participants) - Rural Recreation

Which of these four areas is most relevant to where you visit for recreation?

- High Country Planning District
- Foothills Planning District
- Coastal Valley Planning District
- Coastal Lakes Planning District

Water based recreation

1. Which waterways do you tend to visit the most of personal or recreational reasons? Tick all that apply

- Manning River
- Wallis Lake
- Smiths Lake
- Myall Lake
- Port Stephens
- Gloucester River
- Karuah River
- Barrington River
- Pacific Ocean - please name your top two favourite beaches
- Other (please describe)

2. What are the top 3 personal or recreational activities you tend to spend the most time doing in & around waterways?

- Swimming, snorkelling or diving close to shore Surfing or bodyboarding Boat based fishing
- Land-based sight seeing, including hiking Coast-based fishing, including from land or rock fishing etc
- Adventure boating, such as kayaking, stand up paddle boarding, canoeing or jet skiing
- Other (please describe)

3. Are your favourite spots located outside a town or village?

- No - go to Question 5 Yes - continue

4. Why do you prefer going somewhere out of town?

- Specific locational advantage (please describe)
- Less crowded / fewer people
- Other (please describe)

5. Where do you normally go to launch your vessel / water craft?

- An existing boat ramp - please name the top three you tend to use
- Another spot I know - please advise location

6. Do you feel you have sufficient access to adequate launching facilities?

- Yes (please advise of location)
- No (please advise of location and describe any improvements you would like to see)

7. Do you feel there are sufficient and suitable on-site facilities available to you when visiting your chosen waterway location?

- Yes (please advise of location)
- No (please advise of location and describe any improvements you would like to see)

8. Are you ever motivated to stay overnight?

- No - I tend to do day trips only (please advise why)
- Yes - I tend to go for primitive camping options (eg limited or no immediate access to electricity, water, etc)
- Yes - I tend to stay at advertised campsite or caravan park
- Yes - I tend to stay in a hotel or privately rented accommodation
- Yes - I tend to stay in friends' or family members' homes
- Yes - other (please describe)

9. Do you regularly use any kind of water based vessel, such as a boat, kayak, canoe, jet-ski, etc?

- No - go to Question 13 Yes - please describe

10. Where do you normally store your vessel?

- On water (please name location)
- On land - at my home (in the MidCoast area)
- On land - at my home (outside the MidCoast area)
- On land - in a dedicated storage facility (rented or owned by you) - please name location

11. Do you feel that you have adequate storage facilities for your vessel/s?

- Yes (please name location)
- No (please advise of location and describe any improvements you would like to see)

12. Where do you normally get your vessel/s serviced or repaired?

Please advise of location

Land based recreation

13. Which national park, state forest, nature reserve or other natural areas do you tend to visit the most for personal or recreational reasons?

Please nominate up to three

14. What are the top 3 personal or recreational activities you tend to spend the most time doing?

- Hiking Mountain biking Camping Photography Four wheel driving
- Other (please describe)

15. Why do you prefer going there?

- Specific locational advantage (please advise of location and describe)
- Less crowded / fewer people
- Close to home (please provide general location)
- Close to preferred accommodation (please describe)
- Other (please describe)

16. Do you feel there are sufficient and suitable on site facilities available to you when visiting your chosen location?

- Yes (please advise of location)
- No (please advise of location and describe any improvements you would like to see)

17. Do you feel access to your preferred location is suitable for most vehicles?

- Yes (please advise of location)
- No - I like that access is only suitable for four wheel drive (please advise of location)
- No (please advise of location and describe any improvements you would like to see)

18. Are you ever motivated to stay overnight?

- No - I tend to do day trips only (please advise why)
- Yes - I tend to go for primitive camping options (eg limited or no immediate access to electricity, water, etc)
- Yes - I tend to stay at advertised campsite or caravan park
- Yes - I tend to stay in a hotel or privately rented accommodation
- Yes - I tend to stay in friends' or family members' homes
- Yes - other (please describe)

Final question (all participants)

Do you have any other thoughts or insights you'd like to share that are relevant to land use and development in the waterways, rural and natural areas of MidCoast?