

*Farmers farm...  
and cows DO  
moo!*



**A guide for new rural landholders  
in Byron Shire.**





**Acknowledgement of Country**

Council acknowledges and pays respect to the Bundjalung of Byron Bay, the Arakwal People as the Traditional Custodians of the land within Byron Shire, that form part of the wider Aboriginal Nation known as Bundjalung.

Council also acknowledges and respects the Widjabel and Mindjungbul people as Traditional Custodians within Byron Shire.

Council acknowledges the Aboriginal and Torres Strait Islander people who now reside within the area.

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## *Jingi Walla - Welcome*

**Welcome to Byron Shire. We look forward to working with you as you purchase or contemplate purchasing a rural property in one of Australia's most beautiful regions.**

## A MESSAGE FROM OUR MAYOR

A very warm welcome to the beautiful Byron Shire.

Thank you for taking the time to read our brochure, which shares helpful information and contacts you may need as a prospective or current rural landholder in this Shire.

Situated next to the Mt Warning volcano caldera (one of the largest in the world), Byron Shire is blessed with rich volcanic soils and a temperate, semi-tropical climate that has made agricultural activity popular since 1860.

To this day, rural land makes up more than 90% of Byron Shire and supports a viable agricultural industry. With our stunning natural landscapes and hinterland, it is no surprise that Byron Shire attracts many people looking for a sea or tree change.

Owning a rural property in Byron Shire comes with important obligations and responsibilities which are outlined in detail in this brochure.

We encourage all potential and existing rural landholders to become familiar with the local cultural heritage as you get to know your neighbours and local community.

Rural landholders in Byron Shire coexist harmoniously with legitimate farming activity on neighbouring properties, and understand that they may encounter things like odours, noise, dust and smoke which they may not experience in the city.

Rural landowners also understand they have a responsibility to care for our unique landscapes and biodiversity. It is up to all of us to ensure that Byron Shire remains a special place to live now and into the future.

A handwritten signature in black ink, appearing to read 'S Richardson', with a long horizontal line extending to the right.

**Byron Shire Mayor,  
Cr. Simon Richardson**



## INTRODUCTION

Jingi Walla - So, you're looking to buy or have already bought your slice of heaven in Byron Shire? Our research reveals that most people move onto farms and lifestyle blocks from cities and often have limited exposure to 'life on the land'.

The size of farms in Byron Shire are considerably smaller than many other parts of the country, and your farming neighbours may be closer than you realise. Noise, smells, night-time farming operations and the use of chemicals can be some of the unexpected consequences of moving to a rural area.

Whether you are running your own farming business or simply enjoying life on the land, you have responsibilities as a rural

landholder. Armed with knowledge and the right attitude, you can make the most of your land and lifestyle while enhancing the community and connecting with your neighbours.

### **This publication provides you with:**

1. A checklist of considerations before you buy a farm or lifestyle block in Byron Shire
2. An overview of your responsibilities as a rural landowner and where to go for assistance.

We encourage all readers to seek out further information through using the contact details found in the back of this brochure.



## Respecting our cultural heritage

*The earliest evidence of Aboriginal ancestors in our area stretches back at least 12,000 years. Aboriginal places and objects are integral to the rich heritage of Byron Shire; providing links to culture, environment and knowledge. Protection and preservation of cultural and environmental heritage is very important to the Bundjalung Arakwal people and to the Bundjalung Nation. In its role as land manager, Byron Shire Council is committed to working with Aboriginal custodians to protect*

*places of cultural and environmental significance.*

*We believe all Australians have a moral obligation to preserve our Indigenous heritage. But Aboriginal sites and objects on private land are also protected under three acts:*

- National Parks and Wildlife Act 1974 (NSW)
- Aboriginal Land Rights Act 1983 (NSW)
- Native Title Act 1993.





Our agricultural sector generates significant economic activity in Byron Shire which is hardly surprising given that over 90 per cent of the land is zoned for agricultural purposes. Our peaceful rural landscape also supports many people's livelihoods. This means you can expect a range of activities – and noises – from your neighbours.

Your neighbour may be a commercial farmer who has the right to undertake farming operations in accordance with local planning provisions and regulations. This might include intensive agriculture such as poultry farming, cattle grazing, macadamia orchard management or commercial horticulture. You can expect to smell livestock, see chemicals being sprayed or hear trucks in the early hours of the morning.

They can also have an impact on your business plans. Odours, noise, dust and smoke are common outputs of legitimate agricultural activities. Many of these activities do not require Council approval. We do, however, encourage current best practice to minimise potential environmental and neighbour impacts.

In urban environments noise and activity blends in with the general hustle and bustle. In rural environments such as Byron Shire, noise and activity can seem more obvious – and cows DO moo day and night. A positive attitude towards our neighbours and our environment are at the heart of harmonious living.

## BEFORE YOU BUY GUIDELINES

You've thought long and hard about moving to the country and purchasing your own slice of paradise. Before you sign on the dotted line we suggest you consider the following list of guidelines:

- **Do your homework**

Check out the next-door neighbours' land uses. What activities are carried out just over the fence? You could find anything from cattle grazing to a piggery, horticulture to a quarry. Your dreams for an organic enterprise may not align

with spraying and fertilising conducted on the established farm next door. Do your homework about the use of land surrounding your property because an existing operation won't necessarily change just because you don't like it.

- **Talk to your potential neighbours**

Farming activities and scenery can change over the course of a year and over time. The picture-perfect pastoral scenes that exist today may evolve with the seasons, crops or orchards. So have a chat with your potential neighbour to understand what their activity looks like over the year to understand the potential impacts on you, your amenity and your land.

- **Be prepared for a big commitment**

The time, energy and financial commitments that rural landholders take on are huge. You will be responsible for more than just the garden around your house. You may need to invest in weed control, fencing, internal roads and other infrastructure – or find a sharefarmer for assistance. Don't forget to buy a big mower as you will spend hours keeping the grass trim. You may not intend to farm your land, but the costs of maintaining the land are still considerable.

- **If you want to be a farmer, talk to a real farmer first**

If you are buying a working farm, make sure you understand the reality – how to grow what you want to grow, the projected income and the 24/7 commitment. You may be required to work into the night if rain is approaching. Your peak period may be over Christmas when you normally take a break with family. Be prepared for extreme weather events such as droughts, fires, hail storms and floods. Farming is a wonderful and rewarding livelihood, but don't underestimate how hard it is.

- **Chat with the community**

Drop into the local store, school or community centre to have a chat. Get a feel for the community – how people gather, share and care. If you have school-aged children, visit some of Byron Shire's exceptional schools to determine what the best fit for your family is.

- **Check out the zoning**

To fully understand what can and can't be done on your land, ensure the 10.7 planning certificate is up to date. Be sure to have a conversation with your solicitor before signing contracts. Without the right expert advice, you could buy a block of land that can't evolve to meet your dreams.

- **Locate services**

Rural areas don't have the same level of services that you'd expect in a city. Find out whether what you require can be accessed nearby or whether you have to visit a larger town centre. Services are often spread across several towns and villages in Byron Shire, or may be unavailable, so do your research.

- **Look at your transport options**

Many roads to rural properties are gravel or one-lane only. Sharing the road in rural areas can mean accommodating cattle trucks, stopping for lingering livestock or letting a python or echidna cross the road. Unsealed roads near your home can be dusty, muddy or even become inundated by floods depending on the weather. Many tourists enjoy driving on our roads too so consider these factors when you are looking to purchase and adjust your driving to the conditions.

Also don't forget that you share the roads with all types of wildlife. If you do come across an injured animal, contact WIRES Australian Wildlife Rescue Organisation.

- **Welcome to the community**

Are you still excited about your investment and intend to move? If so, we're looking forward to welcoming you into our community.



# Secrets to landholder success

**So you've purchased your land and are now settled in. Congratulations! We know you will enjoy your piece of paradise. To make the most of your new purchase, there are some secrets to success that existing Byron Shire landholders swear by.**

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## BE THE BEST NEIGHBOUR POSSIBLE

**The best way to build a harmonious relationship with your neighbours is to be the sort of neighbour you'd like to live near. Some hints on being a great neighbour include:**

- **Introduce yourself.**  
Swap phone numbers and gain an understanding of your neighbour's land-use.
- **Take an interest.**  
If you are interested in farming, arrange a visit to see rural activities such as harvesting, cattle weaning management or land care processes.
- **Check the chemical details.**  
Gain an understanding of what chemicals or significant activities will be undertaken nearby and ask that you are informed if you need to take action. Also, ensure chemicals are used safely on your property.
- **Get ready for rain.**  
Ask your neighbour what happens during rain events, what actions should be undertaken and which roads are affected.
- **Minimise impacts.**  
Take proactive steps on your own property, such as planting wind breaks and buffers to reduce noise, dust, visual impacts and winds.
- **Fix your fence.**  
Fencing issues can cause major conflict and disputes between neighbours. In order to maintain a respectful relationship, ensure you understand your rights and responsibilities.

**Visit this fact sheet for more information:**

[www.swslc.org.au/wp-content/uploads/2015/03/Neighbour-fencing-disputes-Fact-Sheet-final.pdf](http://www.swslc.org.au/wp-content/uploads/2015/03/Neighbour-fencing-disputes-Fact-Sheet-final.pdf)

- **Park your pets.**

Domestic animals don't understand boundaries, so secure your dogs or cats so they don't wander. Your property may have koalas or other endangered wildlife that is an important part of the ecosystem, and nothing creates friction faster than a dog that kills your neighbour's chickens.



**NOTE: Local councils will generally not support any action that interferes with the legitimate agricultural use of rural land, where such activities are carried out in accordance with industry standards, relevant regulations and approvals. More often than not, farmers will have obtained formal consent of Council and/or government agencies to conduct their farming operations.**





## BECOME PART OF THE COMMUNITY

Where can I get good local advice? Is there a growers' group, a residents' collective or Landcare group to support my enterprise? How can I connect with my new community and build a network through sport, social events, schools and more? These are the sorts of questions that new residents ask Council.

With a little bit of effort, neighbourhood networking can deliver great rewards – with support, advice, friendships and business contacts among the many benefits. We recommend starting with your local school, bush fire brigade or sports club, as they can be an excellent initial contact for newcomers.



## WORK WITH COUNCIL

Council is responsible for planning and regulation and gaining an understanding of these processes may help to avoid potential land use conflicts. Making sure you understand the rules and conditions that apply to your land – and that of your neighbours – is vital to landholder success.

You may be considering operating a business from your property? If so, there are state and local government requirements designed to help you protect the health of the public, the environment and your business reputation.

If you're planning on running a business on your rural property, you may require a development application. Please check with Council to find out.

You may have purchased a property that doesn't have all its development approvals in place, or you may find interpreting the Local Environmental Plan (LEP) difficult. Don't worry - Council's here to help.

The *Protection of the Environment Operations Act 1997* obliges each and every one of us, including government authorities, to manage all sources of potential pollution we may create. Pollution such as noise, rubbish, waste water, odours, smoke, dust etc. may not only have negative impacts on your own health - but also the health of your family, friends, neighbours, the environment, the wider community and on our drinking water.

If you're unsure about how your actions may be impacting others please liaise with Council.

**There are a number of departments that can be consulted, such as:**

- Farm Liaison Officer – the one-stop shop for farm and rural land questions
- Development Support Officers – available for appointments five days a week for all questions relating to development applications.

Call (02) 6626 7000 or email [council@byron.nsw.gov.au](mailto:council@byron.nsw.gov.au) and your enquiry will be forwarded to the appropriate officer.

**For specific related links, visit:**

- **Council's Rural Land Use Strategy:**  
[www.byron.nsw.gov.au/Services/Building-development/Plans-maps-and-guidelines/Rural-Land-Use-Strategy](http://www.byron.nsw.gov.au/Services/Building-development/Plans-maps-and-guidelines/Rural-Land-Use-Strategy)
- **Register for Chemical Sensitive Residents and Organic Growers:**  
[www.byron.nsw.gov.au/Services/Environment/Pests-and-weeds/Pesticide-notifications](http://www.byron.nsw.gov.au/Services/Environment/Pests-and-weeds/Pesticide-notifications)
- **Byron Shire Council do I need approval:**  
[www.byron.nsw.gov.au/Services/Building-development/Do-I-need-approval](http://www.byron.nsw.gov.au/Services/Building-development/Do-I-need-approval)
- **Byron Shire enforcement:**  
[www.byron.nsw.gov.au/Community/Regulation-and-enforcement](http://www.byron.nsw.gov.au/Community/Regulation-and-enforcement)
- **Bush regeneration information:**  
[www.byron.nsw.gov.au/native-plants](http://www.byron.nsw.gov.au/native-plants)
- **Byron Shire flood maps:**  
[www.byron.nsw.gov.au/Services/Building-development/Plans-maps-and-guidelines/Flood-planning](http://www.byron.nsw.gov.au/Services/Building-development/Plans-maps-and-guidelines/Flood-planning)
- **NSW Food Authority starting a food business:**  
[www.foodauthority.nsw.gov.au/ip/starting-a-food-business](http://www.foodauthority.nsw.gov.au/ip/starting-a-food-business)



## MANAGE YOUR WEEDS

Everyone wants to thrive in Byron Shire – including weeds. Keeping on top of them can be a real chore with a real cost. With our high rainfall and fertile soils, Byron Shire has the highest diversity of weeds in New South Wales. All occupiers of rural land have a legal responsibility under the *Biosecurity Act 2015* to control weeds on their property.

If you have a green thumb and have grand plans for gardens and landscaping, then plant local native species in preference of exotics, as gardens are one of the greatest sources of environmental weeds. Consider how you will dispose of garden waste, as it should never be dumped in reserves, bushland or creek banks.

What constitutes a weed? A weed is any plant that requires action to reduce its effect on the economy, the environment, human health and amenity. Many plants introduced into Australia over the last 200 years are now weeds, but a native species that colonises an ecosystem in which it did not previously exist can also be classified as a weed – such as an umbrella tree.



### Weeds can:

- poison stock
- reduce the quality of pasture and crop production
- harbour pest animals
- degrade natural habitats

### For more information on weeds and pests visit:

#### Byron Shire Council:

[www.byron.nsw.gov.au/Services/Environment/Pests-and-weeds/Weed-control](http://www.byron.nsw.gov.au/Services/Environment/Pests-and-weeds/Weed-control)

#### NSW Department of Primary Industries:

[www.dpi.nsw.gov.au/biosecurity/weeds](http://www.dpi.nsw.gov.au/biosecurity/weeds)

#### Brunswick Valley Landcare:

[www.brunswickvalleylandcare.org.au/native-plants/](http://www.brunswickvalleylandcare.org.au/native-plants/)



## REGENERATE ALL OR PART OF YOUR NATIVE VEGETATION

To return all or part of your block back to native vegetation – like rainforests, riparian areas and remnant bushland – you may require help from a local professional bush regenerator. Council's bush regen team may be able to give some advice. Also you can call Brunswick Valley and Big Scrub Landcare groups, which are working to restore Australia's largest expanse of lowland subtropical rainforest and other local vegetation types.

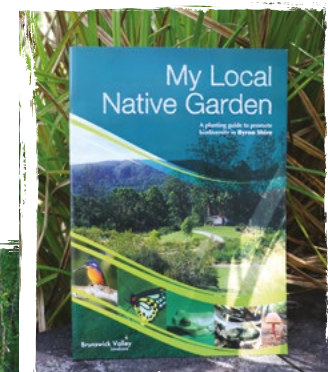
### For more information on bush regeneration visit:

#### Brunswick Valley Landcare:

[www.brunswickvalleylandcare.org.au](http://www.brunswickvalleylandcare.org.au)

#### Big Scrub Landcare:

[www.bigscrubrainforest.org](http://www.bigscrubrainforest.org)







## LOOK AFTER OUR BIODIVERSITY

Byron Shire is an area of exceptionally high biodiversity, with a high number of threatened plant and animal species. **ALL** Byron Shire residents have a responsibility to conserve our biodiversity.

Rural landholders in particular have a strong role to play in managing vegetation and careful consideration needs to be given to the ecological impacts of any activity before it's undertaken. The best way to learn about caring for our biodiversity is to join your local Landcare group.

There are strict guidelines on tree preservation and there is legislation that restricts the removal of native vegetation. Vegetation removed on rural land is regulated by Local Land Services. Landholders should contact Council for advice and approval before undertaking any lopping or tree removal.

Biodiversity is all life on earth and the systems that interact with and support it. Supporting a range of species, habitats and therefore systems helps to maintain the ecosystem services of the landscape.

One way for landholders to protect biodiversity and get support with managing their land is to sign up for a Conservation Agreement with the Biodiversity Conservation Trust. There are several types available and most provide for financial incentives to manage biodiversity, as well as support and advice.

### For more information on biodiversity and how to preserve it, visit:

#### Byron Shire Council:

[www.byron.nsw.gov.au/Services/Building-development/Do-I-need-approval/Vegetation-and-tree-removal](http://www.byron.nsw.gov.au/Services/Building-development/Do-I-need-approval/Vegetation-and-tree-removal)

#### NSW Department of Planning, Industry and Environment:

[www.environment.nsw.gov.au/cpp/conservationpartners.htm](http://www.environment.nsw.gov.au/cpp/conservationpartners.htm)

#### Biodiversity Conservation Trust:

[www.bct.nsw.gov.au](http://www.bct.nsw.gov.au)

#### North Coast Local Land Services:

[www.northcoast.lls.nsw.gov.au](http://www.northcoast.lls.nsw.gov.au)

#### Brunswick Valley Landcare:

[www.brunswickvalleylandcare.org.au](http://www.brunswickvalleylandcare.org.au)

#### Big Scrub Landcare:

[www.bigscrubrainforest.org](http://www.bigscrubrainforest.org)



## NURTURE HEALTHY SOILS

Soil, as the basis of all life, provides the base that supports our plants and the nutrients, water and structure for plant growth. Soils regulate and filter water flow, enhancing streams, rivers and water quality.

Your soil is a valuable resource containing nutrients for your pastures, crops, and for the growth of native species. A healthy soil is one that balances the relationship between good soil fertility, good soil physical properties and good soil biology. Understanding each of these components is not only important for the health of your soil but also for the health of our catchments.

Keeping soil and nutrients on the land contributes to better water quality and healthier instream habitat.

### For more information on soils and how to care for them, visit:

#### Soilcare:

[www.soilcare.org](http://www.soilcare.org)

#### Soils for Life:

[www.soilsforlife.org.au](http://www.soilsforlife.org.au)

#### Brunswick Valley Landcare:

[www.brunswickvalleylandcare.org.au](http://www.brunswickvalleylandcare.org.au)

#### North Coast Local Land Services:

[www.northcoast.lls.nsw.gov.au](http://www.northcoast.lls.nsw.gov.au)





## WHAT ABOUT WATER?

The quality of the water in our rivers and aquifers is naturally influenced by sediment, nutrients and vegetation from the surrounding landscape and its geology. However, water quality can also be degraded by a wide range of land use factors, including sewage discharge, land clearing and cultivation. Inappropriate agricultural development can erode streambanks and unmanaged grazing can degrade riparian vegetation through browsing and trampling.

Healthy native riparian vegetation that grows along banks of waterways, in gullies and seasonal creeks, lakes, wetlands and river floodplains, is vital to:

- Reduce streambank erosion
- Provide wildlife habitat corridors
- Decrease pest insects
- Prevent nutrient loss by filtration
- Increase fish stocks by providing protection
- Minimise algal growth through shading.

To be most effective, a native riparian vegetation buffer of at least 10 metres should be maintained along streams. Ideally this should be fenced with wildlife friendly fencing and have a gate for access and management.

In addition to preserving water quality, you will also need to think about where your water comes from and how you will use it. Refer to the attached "Property Checklist" – will you be on town water or tank? If you're on tank water you will need to consider

who will supply your water if you run out during dry periods and the cost of cartage.

**Dams:** Landholders use farm dams to provide water for stock as well as for domestic and commercial purposes. If your property has a dam or you intend to build one, you will need to consider the following:

- Management of the dam(s) to ensure minimal impact on water quality - on your property and downstream.
- What are your harvestable rights to extract water under the NSW Farm Dams Policy?
- Is there an existing licence or other requirements that need to be given consideration?

If you have paying guests staying on your property, or run a home based food business, you will need to manage your potable water supply which will require you to have a water quality assurance plan.

Do you own a pool and provide swimming facilities for guests (for example a swim school)? Then you need to assure the water quality of the swimming pool for the user's health.

**For further information on water matters visit:**

**NSW Department of Industry:**  
[www.industry.nsw.gov.au/water](http://www.industry.nsw.gov.au/water); and  
[www.industry.nsw.gov.au/water/licensing-trade/landholder-rights](http://www.industry.nsw.gov.au/water/licensing-trade/landholder-rights)

**Rous County Council:**  
[www.rous.nsw.gov.au](http://www.rous.nsw.gov.au)

**NSW Health private water supply:**  
[www.health.nsw.gov.au/environment/water/Pages/private-supplies.aspx](http://www.health.nsw.gov.au/environment/water/Pages/private-supplies.aspx)

**NSW Health public pools:**  
[www.health.nsw.gov.au/environment/factsheets/Pages/control-of-public-swimming-pools.aspx](http://www.health.nsw.gov.au/environment/factsheets/Pages/control-of-public-swimming-pools.aspx)

**Brunswick Valley Landcare:**  
[www.brunswickvalleylandcare.org.au](http://www.brunswickvalleylandcare.org.au)







## PREPARE FOR FIRE

Byron Shire looks green, but fire is a part of all Australian landscapes. Effective bushfire management brings together fire authorities, landowners, land managers and planning authorities, as well as Council and the local community. The work of landholders to prepare their properties is a critical component of bushfire management.

As a landowner, you have a duty to prevent the occurrence and minimise the spread of bushfires on your property. Your primary responsibility is to reduce bushfire risk by minimising fuel and by creating fire breaks. There are many ways to create fire breaks – from manual fuel removal to slashing and burning. The most important message is clear: if you own the fuel, you own the fire.

When developing a fire plan, always check with the Rural Fire Service to

ensure you have the right permits and that you understand the conditions before undertaking any hazard reduction such as controlled burning.

**For more information on preparing for fire and hazard reduction, visit:**

**NSW Rural Fire Service:**  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)



## PREPARE FOR FLOOD

Sub-tropical environments are prone to flood. Greeting the State Emergency Services flood boat from your front veranda, or worse still, from the roof of your home, is not something anyone wants to face. The best way to minimise the prospect is to plan ahead.

First, determine if you are in a flood-prone area or an area likely to be isolated by flood. If you are, then prepare a flood action plan for your property. To find out whether your property is susceptible to flooding and the critical flood heights, talk to the State Emergency Service and Council.

North Coast Local Land Services can also help you to develop a flood action plan for your animals and livestock.

Learn which roads flood and what the average inundation periods are expected to be. Understand how this will affect things like accessing services and getting to work and school. Prior preparation is vital.

**For more information on preparing for flood, visit:**

**North Coast Local Land Services:**  
[www.northcoast.lls.nsw.gov.au](http://www.northcoast.lls.nsw.gov.au)

**NSW State Emergency Service:**  
[www.ses.nsw.gov.au](http://www.ses.nsw.gov.au)

**Byron Shire Council:**  
[www.byron.nsw.gov.au/Services/Building-development/Plans-maps-and-guidelines/Flood-planning](http://www.byron.nsw.gov.au/Services/Building-development/Plans-maps-and-guidelines/Flood-planning)





## CONTROL PESTS AND DOMESTIC ANIMALS

From wild rabbits to deer and dogs, feral pigs to foxes, all landholders have an obligation under the *Biosecurity Act 2015* to control pest animals on land they own, occupy or manage.

North Coast Local Land Services (LLS) helps landholders with advice and assistance to control declared pest species. Landholders pay LLS an annual levy on rates to meet the cost of some activities. If your property is 10 hectares or larger you are required to pay the LLS levy.

Wild dogs prey on stock and wildlife. Rabbits damage the native vegetation. It is important to monitor and prevent them from getting a foothold on your property. If pest animals are a serious threat, you may need to work with neighbours to undertake effective control measures.

Allowing your dog to roam and attack livestock is not only being a bad neighbour but is also an offence under the *Companion Animals Act 1998*. Any dog owner who allows their pet to attack livestock is liable for the cost of veterinary treatment. A farmer can also detain or destroy a dog if they believe the dog may injure or kill livestock.

**For more information on pest and domestic animal control, visit:**

**North Coast Local Land Services:**  
[www.northcoast.lls.nsw.gov.au](http://www.northcoast.lls.nsw.gov.au)

**Byron Shire Council:**  
[www.byron.nsw.gov.au/Community/Pets](http://www.byron.nsw.gov.au/Community/Pets)



## MANAGE YOUR ON-SITE SEWER

Rural properties are generally not connected to the reticulated sewage system found in urban areas, which means they must be connected to functioning on-site sewage management, or septic systems.

NSW property owners must obtain approval from Council to operate, alter, upgrade or install a new septic system. They must also ensure their septic system is operated and maintained to avoid any adverse impacts on public or environmental health. This includes pumping clean the septic tanks every three to five years. Property owners are also obliged to understand where effluent is deposited on their property so they can properly monitor and protect the area.

**For more information about on-site sewer management, visit:**

**Byron Shire Council:**  
[www.byron.nsw.gov.au/Services/Building-development/Other-approvals-and-permits/On-site-sewage](http://www.byron.nsw.gov.au/Services/Building-development/Other-approvals-and-permits/On-site-sewage)







## MANAGE YOUR WASTE

Council is committed to reducing waste to landfill and improving resource recovery through several innovative programs and initiatives. Rural properties in the Shire receive a fortnightly two-bin service that consists of:

- A 240-litre recycling bin and 140-litre landfill bin; or
- A 240-litre recycling bin and a 240-litre landfill bin.

We encourage rural residents to set up home composting systems for food scraps and garden waste. By using food scraps and organic garden waste as compost you:

- reduce waste sent to landfill
- boost the quality of local soils
- turn waste into valuable resources
- use less water in the garden.

**Council can also dispose of your green waste at the Resource Recovery Centre for a small cost. Green waste is turned into compost that passes the Australian Standard 4454-2012 for composts, soil conditioner and mulches. This fully composted and pasteurised product has been processed to exclude weeds, pathogens and potential disease.**

New rural landholders will no doubt encounter many forms of waste and hazardous materials they're unaccustomed to dealing with. Items such as old sheet iron, car shells and chemical drums need to be disposed of appropriately.

Carcass disposal should occur as soon as possible after the animal has died. Careful

planning and management of disposal is important to ensure the safety of the community, other stock, the environment and to minimise the risk of disease spread.

Disposal of non-returnable crop production and on-farm animal health chemical containers is a significant problem for farmers.

If you use agricultural chemicals you are legally responsible for ensuring that empty containers and unwanted chemicals are disposed of safely.

**For more information on disposing of waste, visit:**

**Byron Shire Council:**

[www.byron.nsw.gov.au/Services/Waste-recycling/Byron-Resource-Recovery-Centre/Visit-the-BRRC](http://www.byron.nsw.gov.au/Services/Waste-recycling/Byron-Resource-Recovery-Centre/Visit-the-BRRC)

**ChemClear:**

[www.chemclear.org.au](http://www.chemclear.org.au)

**Department of Primary Industry:**

[www.dpi.nsw.gov.au/\\_\\_data/assets/pdf\\_file/0005/798089/Primefact-Animal-carcass-disposal.pdf](http://www.dpi.nsw.gov.au/__data/assets/pdf_file/0005/798089/Primefact-Animal-carcass-disposal.pdf)

**Drummuster:**

[www.drummuster.org.au](http://www.drummuster.org.au)

**Or visit the Byron Resource Recovery Centre:**

115 The Manse Road, Myocum  
Monday to Friday: 8.00am-4.00pm  
Saturday and Sunday: 8.30am-11.30am

## PROPERTY CHECKLIST

Council's property checklist can aid your decision making when you are looking to buy a rural property in Byron Shire.  
We are here to help!

Property address:

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.....  
.....

Asking price:

.....

Property size:

.....

Nearest town:

.....

Distance to town:

.....

What is the land zoning (RU1, RU2, EZone?):

.....

.....

Implications of land zoning on what you intend to do with the land:

.....

.....

.....

.....

Access to property i.e. creek crossings or narrow dirt roads prone to slips:

.....

.....

Aboriginal significance of land:

.....

.....

.....

.....



Condition and suitability of the residence:

Is a residence permitted to be built on the property?

Condition and suitability of other buildings:

Condition and suitability of stock holding facilities:

Condition and suitability of fences:

Number and sizes of paddocks:

#### SERVICES TO PROPERTY

Electricity	Town Water	Garbage Service	Own Sewerage

Type, quantity and quality of **domestic water** supply (tank, bore, dam, creek, river, reliability)

Type, quantity and quality of **stock water** supply (tank, bore, dam, creek, river, reliability)

Type, quantity and quality of **irrigation water** supply (bore, dam, creek, river, reliability)

Does the property come with an irrigation/water licence?

Size of licence:

Condition and suitability of irrigation equipment:

#### LAND TYPES

Wetlands %	Alluvial Flats %	Gentle Slopes %	Steep Slopes %

#### SOIL DESCRIPTION

Type	Depth	Colour	PH Levels

#### VEGETATION

Cleared %	Forest %	Pasture %	Crops %	Wetlands %

Main forest types or species:

Is there suitable shade for stock?

What is the stream/creek classification?  
(Order 1,2,3,4 etc. effects what you can do e.g. build a dam)



## CONDITION OF RIPARIAN VEGETATION (RIVER, STREAM)

Poor	Fair	Good

## CONDITION OF BUSH

Poor	Fair	Good

Main pasture species (collect grass flower heads if not sure):

.....

.....

Crops:

.....

.....

Degeneration Issues (Weeds / feral animals / erosion):

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Other notes:

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## CONTACT LIST

**Your primary contact regarding farming questions is the Byron Shire Council Farm Liaison Officer**

☎ 02 6626 7000  
✉ agriculture@byron.nsw.gov.au

**Arakwal People of Byron Bay**

🌐 www.arakwal.com.au  
☎ 02 6685 8746

**Big Scrub Landcare**

🌐 www.bigscrubrainforest.org  
☎ 02 6627 2806  
✉ info@bigscrubrainforest.org

**Biodiversity Conservation Trust**

🌐 www.bct.nsw.gov.au  
☎ 1300 992 688  
✉ admin.northcoast@lls.nsw.gov.au

**Brunswick Valley Landcare**

🌐 www.brunswickvalleylandcare.org.au  
☎ 02 6626 7028  
✉ info@brunswickvalleylandcare.org.au

**Byron Shire Council**

🌐 www.byron.nsw.gov.au  
☎ 02 6626 7000  
✉ council@byron.nsw.gov.au

**Byron Shire Council Resource Recovery Centre**

🌐 www.byron.nsw.gov.au/recycling-and-waste  
☎ 1300 652 625

**Department of Planning, Industry and Environment**

🌐 www.dpie.nsw.gov.au

**Department of Primary Industry**

🌐 www.dpi.nsw.gov.au

**Jali Local Aboriginal Land Council**

☎ 02 6686 7055  
✉ reception@jalilalc.com.au

**NSW Legislation**

☎ 02 9321 3333  
✉ parliamentary.counsel@pco.nsw.gov.au

**Ngulingah Local Aboriginal Land Council**

☎ 02 6621 5541

**North Coast Local Land Services**



🌐 www.northcoast.lls.nsw.gov.au  
☎ 1300 795 299  
✉ admin.northcoast@lls.nsw.gov.au

**Northern Rivers Wildlife Carers**



🌐 www.wildlifecarers.com  
☎ 02 6628 1866





#### NSW Office of Water

 [www.industry.nsw.gov.au/water](http://www.industry.nsw.gov.au/water)  
 02 9338 6600

#### NSW Rural Fire Service




 [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)  
 02 8741 5555

#### NSW State Emergency Service



 [www.ses.nsw.gov.au](http://www.ses.nsw.gov.au)  
 02 4251 6111

For emergency help in floods, and storms  
call NSW SES at any time on 132 500




#### Office of the Registrar Aboriginal Land Rights Act 1983 (NSW)

 [www.oralra.nsw.gov.au](http://www.oralra.nsw.gov.au)  
 02 8633 1266  
 [adminofficer@oralra.nsw.gov.au](mailto:adminofficer@oralra.nsw.gov.au)

#### Richmond Valley Landcare

 [www.richmondlandcare.org](http://www.richmondlandcare.org)  
 02 6619 0115



#### Rous County Council

 [www.rous.nsw.gov.au](http://www.rous.nsw.gov.au)  
 02 6623 3800  
 [council@rous.nsw.gov.au](mailto:council@rous.nsw.gov.au)



#### Soilcare

 [www.soilcare.org](http://www.soilcare.org)



#### Soils for Life

 [www.soilsforlife.org.au](http://www.soilsforlife.org.au)  
 02 6232 6023



#### Tweed Byron Local Aboriginal Land Council

 07 5536 1763  
 [admin@tblalc.com](mailto:admin@tblalc.com)

#### Wildlife Friendly Fencing

 [www.wildlifefriendlyfencing.com](http://www.wildlifefriendlyfencing.com)  
 07 4091 2683

#### Wires Australian Wildlife rescue Organisation

 [www.wires.org.au](http://www.wires.org.au)  
 1300 094 737





## Byron Shire Council

70 Station Street, Mullumbimby NSW 2482  
PO Box 219, Mullumbimby NSW 2482

Telephone: 02 6626 7000

Email: [council@byron.nsw.gov.au](mailto:council@byron.nsw.gov.au)

[www.byron.nsw.gov.au](http://www.byron.nsw.gov.au)

