

Rural Land Strategy 2018–2036

Final draft

The future of rural land in Tweed Shire

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Statement of acknowledgement of the Bundjalung Aboriginal Nation

We wish to recognise the generations of the local Aboriginal people of the Bundjalung Nation who have lived in and derived their physical and spiritual needs from the forests, rivers, lakes and streams of this beautiful valley over many thousands of years as the traditional owners and custodians of these lands.

Disclaimer

Every care has been taken in preparing this publication, and to the best of our knowledge the content was correct at the time of publishing.

This document should not be used as a basis for investment or other private decision-making purposes in relation to land purchases or landuses.

Tweed Shire Council accepts no responsibility for decisions or actions taken as a result of any data, information, statement or advice, expressed or implied, contained within this strategy.

Any references to legislation are not an interpretation of the law; they are to be used as a guide only. The information in this publication is general and does not take into account individual circumstances or situations; where appropriate, independent legal or planning advice should be sought.

This document is subject to revision without notice and it is the responsibility of the reader to ensure that the latest version is being used.

This Strategy has no status until formally adopted by Council or endorsed by the Department of Planning and Environment.

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Additional input was gratefully received from Ned Wales and Suzanne Taylor from Bond University, and staff from throughout Council.

Consultants engaged by Council: EnPlan Partners and Urban Enterprises (Stages 1 and 2), and GHD Pty Ltd (Stage 3).

Stuart Russell (Senior Strategic Planner Tweed Shire Council)

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Document history

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1	2 November 2017	Resolution of Council to exhibit	Council resolution of 2 November 2017
2	7 November 2017	Public exhibition of draft Rural Land Strategy	Council resolution of 2 November 2017
3		Adopted Version	

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Lot size

Property size

Dwelling Entitlements

Multiple Occupancy

Farmland Rating

Soil Landscape Feasibility Mapping

Constraints

Mineral Resource Audit of Tweed Shire 2014

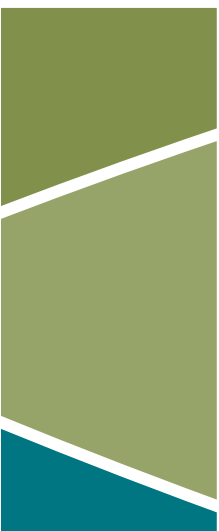
Slopes

Roads

Land and Soil Capability (LSC)

Agricultural Land Suitability (Suitability)

LSC & Suitability



Statement by the Mayor

The Tweed is renowned for its natural beauty. Its rural land represents some of the most memorable and iconic natural features in our region, engendering its popularity with holiday makers as it does for those of us who are fortunate to live, work or spend our time relaxing here.

World heritage listed rainforest, national parks, creeks and sugarcane covered floodplains epitomise this uniquely beautiful setting but it also conceals some of the more challenging social aspects confronting traditional farmers and those wishing to introduce alternative ways of generating a sustainable source of income from the land whether or not through food production, or just seeking a lifestyle change.

We have established a vision for our rural Tweed that will see greater opportunity and long-term economic sustainability for rural business enterprise combined with new rural housing opportunities that grow in parallel with the protection and management of the natural environment through innovative restorative planning practice. This will unfold over the next 20 years as the actions are progressively implemented to leverage short-term gains to meet the more immediate needs of the rural community and to meet challenges for securing a prosperous future over the longer-term.

The Rural Land Strategy has sought to address many of the broader social and economic challenges faced by rural landowners and rural land-use enterprise where it falls within reach of the Council's control and influence, and shows that Tweed Councillors have listened to the concerns of our community and where possible developed actions to bring about positive change.

We are committed to engaging with and learning from our rural community and ensuring that our policies embrace the innovation, ingenuity, preferences and cultural values inherent within it, to make sure rural Tweed is better placed in future to meet its potential, and improve the wellbeing and prosperity of all our communities and visitors.

This Rural Land Strategy marks a wonderful opportunity and exciting time in the history of our rural land policy and I look forward to working alongside the community and being part of this progressive change over the coming years.



Cr Katie Milne
Mayor of Tweed Shire

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Abbreviations and definitions

For the purposes of this document the following abbreviations and definitions will apply:

7(d)	7(d) Environmental Protection (Scenic/Escarpment) zone under Tweed LEP 2000
7(f)	7(f) Environmental Protection (Coastal Lands) zone under Tweed LEP 2000
7(l)	7(l) Environmental Protection (Habitat) zone under Tweed LEP 2000
Allotment	A parcel of land with a unique identifying number
BSAL	Biophysical Strategic Agricultural Land
CSP	Tweed Shire Community Strategic Plan
DAU	Development Assessment Unit (of Tweed Shire Council)
DCP	<i>Tweed Development Control Plan 2008</i>
DPE	Department of Planning and Environment
EPAA	<i>Environmental Planning and Assessment Act 1979</i>
E Zone	Environmental zones as defined in Standard Instrument (Local Environmental Plans) Order 2006 and DPE publication <i>Recommendations from the Review of E Zones in the Far North Coast</i>
IDO	Interim Development Order
LEP1987	<i>Tweed Local Environmental Plan 1987</i>
LEP 2000	<i>Tweed Local Environmental Plan 2000</i>
LEP 2014	<i>Tweed Local Environmental Plan 2014</i>
LSC	Land and Soil Classification System
MLS	Minimum lot size as defined in Tweed LEP 2014
MO	Multiple Occupancy
NCRP 2036	<i>North Coast Regional Plan 2036</i>
Property	A property may consist of a single allotment, multiple allotments and/or part allotments
R5	Large Lot Residential zone under Tweed LEP 2014
RLS	<i>Tweed Rural Land Strategy</i>
RMS	NSW Roads & Maritime Services
RU1	Primary Production zone under Tweed LEP 2014
RU2	Rural Landscape zone under Tweed LEP 2014
RU5	Village zone under Tweed LEP 2014
SEPP	<i>State Environmental Planning Policy</i>

Executive summary

Defined by the caldera of Mount Warning/Wollumbin, rural Tweed and the Tweed valley provides postcard scenery, a landscape diverse in natural features, which supports a complex mix of landuses.

This diversity is reflected in the people who have moved here to pursue a life either earning a living from the land or to enjoy being part of a community nestled in a coastal valley connected to the major growth area of Southeast Queensland.

Unlike most other landuse zones, rural land comprises a diverse mix of landuses ranging from agricultural and environmental, to tourism, rural residential lifestyle, extractive industries such as quarries, and a range of retail and commercial activities.

With this increasing diversity and demand for opportunities to be part of this rural area has come an escalation in conflict between landowners seeking to continue historical landuse practices, introduce alternative income generating opportunities or to simply enjoy a rural lifestyle.

The Rural Land Strategy seeks to balance the sometimes competing desires of the rural community for security in operation of legitimate agricultural enterprises, protect the environment and important extractive resources, provide income generating opportunities without the need to work off farm, and provide greater housing opportunities without destroying the character of the Tweed which makes it such a sought after destination.

While much of the prime agricultural land in the Tweed is already protected, and the Tweed is recognised as a State significant agricultural area, opportunities exist to diversify and add value to local produce through processing and establishment of niche markets.

Tourism in rural Tweed has been experiencing significant growth and is seen as a means for a diversification of farming activities which take advantage of the environmental and agricultural features of the Tweed.

To achieve these and other outcomes, the strategy has developed nine overarching policy directions which will deliver actions designed to ensure more sustainable use of rural land and less potential for conflict between landuses through better planning and management across all rural land.

More than 140 actions have been developed; with key stakeholders identified, and priorities listed to support implementation of the Strategy in coming years.



Part 1
Introduction

Rural land serves a range of functions and values, including the protection of the environment, farming, tourism, rural industries, extractive industries, forestry, cultural, recreation and rural housing.

Rural Tweed is highly diverse, comprising highly productive agricultural land, much of which is prone to flooding, undulating arable and grazing land transitioning to steep timbered slopes comprising the rim of the Mount Warning Caldera.

This stark contrast of landforms, and associated landuses has made the Tweed valley a highly attractive area to live and work or just visit. With increasing demand for more places to live has come pressure to subdivide properties for more lifestyle living opportunities, at the expense of agriculture.

With a reduction in lot size has come an associated escalation in land values making it more difficult for more traditional farmers to purchase adjoining properties to develop scales of enterprise required for more traditional farming practices such as dairy farming, beef cattle and bananas, further compounding the demise of agriculture and associated rural industries.

With escalating property prices and the ageing of farming communities has come the opportunity for city dwellers seeking a 'green change', often at or near retirement, to purchase into the local market. While not skilled in the more traditional farming practices, many prefer a quiet rural lifestyle; however, others have demonstrated a desire to see their properties utilised for some form of productive agricultural pursuit, bringing in new ideas and supporting a diversification of the rural produce of the Tweed.

While this transition away from more traditional farming practices is occurring, some farmers are now taking advantage of close proximity to the South East Queensland population centre, favorable climate, and alternative farming practices, enabling innovation into alternative rural enterprises and establish boutique markets capable of generating income from smaller property sizes.

With increasing diversity of landuses and landowner backgrounds has come increasing conflict, with rural landowners at times feeling 'squeezed out' by adjoining residential and other non-rural landuses.

The dilemma facing the future of rural land and rural landowners in the Tweed

Feedback from the community during each stage of the project has provided a valuable insight into the diversity of personal feelings, opinions and aspirations for the future of rural land.

The diversity of feedback provided reflects in large part the backgrounds and demography of landowners, and historical transitioning from the farm as the sole source of income, to the farm as a lifestyle choice which may or may not subsidise income. This diversity of landowners and landuse expectations has led to a stark contrast in the perceived future of rural land and a dilemma typical of rural land in close proximity to the coast and large urban centres.

The dilemmas facing the future of land and landowners in rural Tweed can be summarised as falling into three broad categories dependent upon the scale and type of rural enterprise, or the perception of the farm as an income generating asset, a lifestyle choice or component of a retirement package:

1. Scale:
 - Too big for boutique enterprises or too small for broadacre farming.
 - To make a living off the land or live on the land as lifestyle choice?
 - To need good quality soil or not rely on the soil at all?
 - Short term economic gains or longer term agricultural potential.
2. Retirement options:
 - To stay on the farm and struggle with maintenance or to sell and move elsewhere?
 - To have options to support family living on the farm or for children to move to the coast and urban centres.
 - To sell the lot or sell a bit if possible?
3. Everything is just fine as it is.

The Rural Land Strategy seeks to develop a holistic framework for planning and management of rural land, addressing these dilemmas, providing a balanced more flexible approach, but also certainty about future development of rural land that is consistent with the vision established for rural Tweed.

Vision

“Our rural lands will provide a balance of landuses where agricultural and rural activities exist in harmony with environmental and scenic values, rural character is enhanced, and employment opportunities encouraged through innovation, value-adding and diversification by a skilled and resilient community.”

To achieve this vision the Rural Land Strategy will:

- **Protect agricultural land and support its productive use.**
- **Protected and enhance environmental land.**
- **Provide greater flexibility in the local landuse planning system**
- **Expand employment and income generating opportunities.**
- **Provide a greater diversity of housing opportunities.**



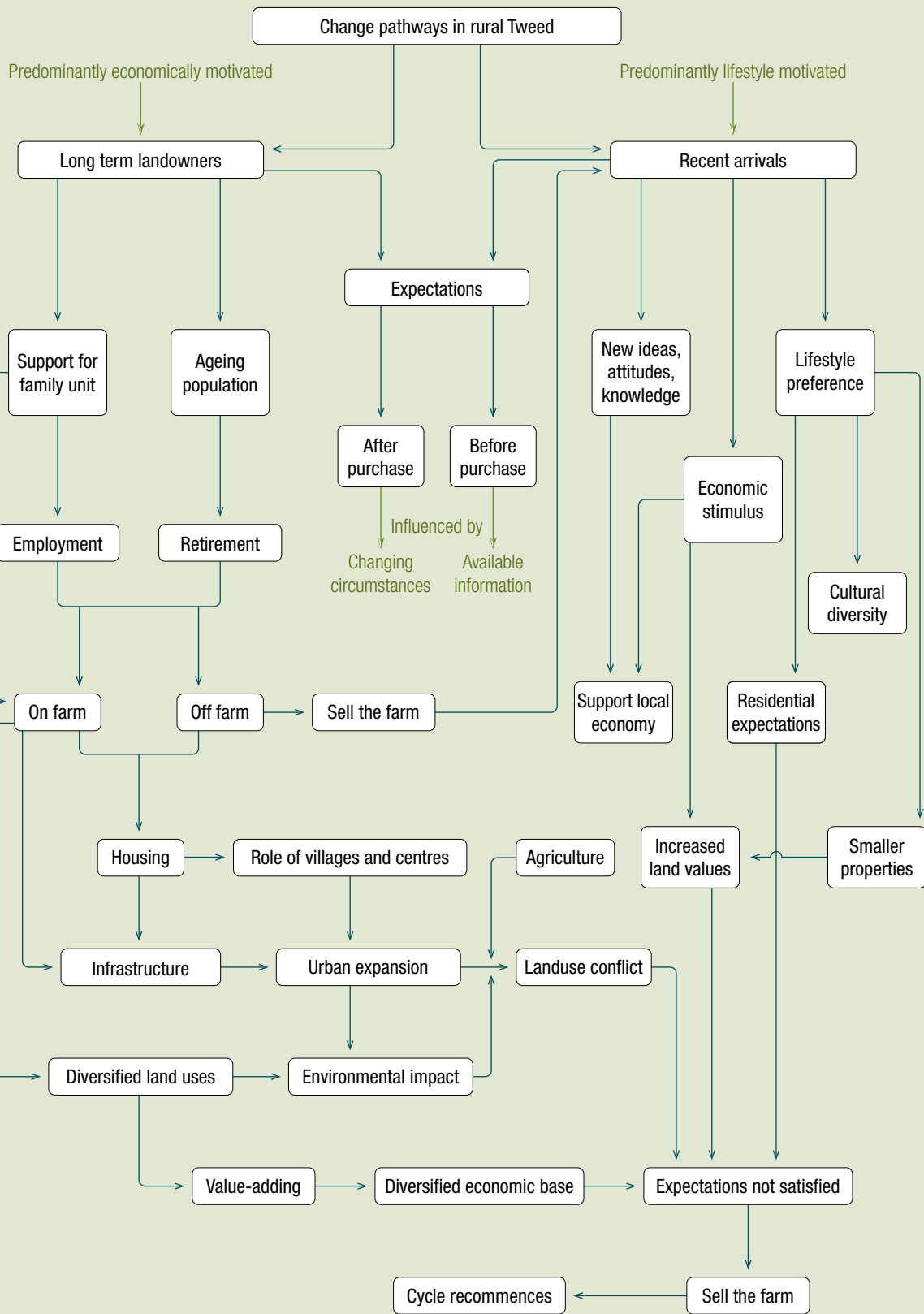


Figure 1: Change pathways in rural Tweed





Property

RU1 Primary Production **767**

RU2 Rural Landscape **4,194**

Rural residential median land value

\$277,000 in the Tweed (2012)
compared with:

\$407,000 – Ballina

\$349,000 – Byron

\$320,000 – Gold Coast

Semi-detached dwellings

3% of rural dwellings
(compared with 1% for rural NSW)



Employment

5,708 people (17%) of the Shire's total
employed population in 2011

Primary industries **10%**
(compared with 21% in rural NSW)

30% working outside the area

Largest employment sector **18%**
white collar workers

Value-added agricultural employment

0.6 (compared with 0.8 for the North Coast Region)

Rural weekly median income

\$998 (compared with \$816 for urban Tweed)



Agriculture

Agricultural production (2005 – 2011)
increased by **3%**

Bananas and sugarcane
30% of State's product value

Tropical orchard fruit
10% of State's product value

Cattle increase
to **\$9.9 million** in 2010/11



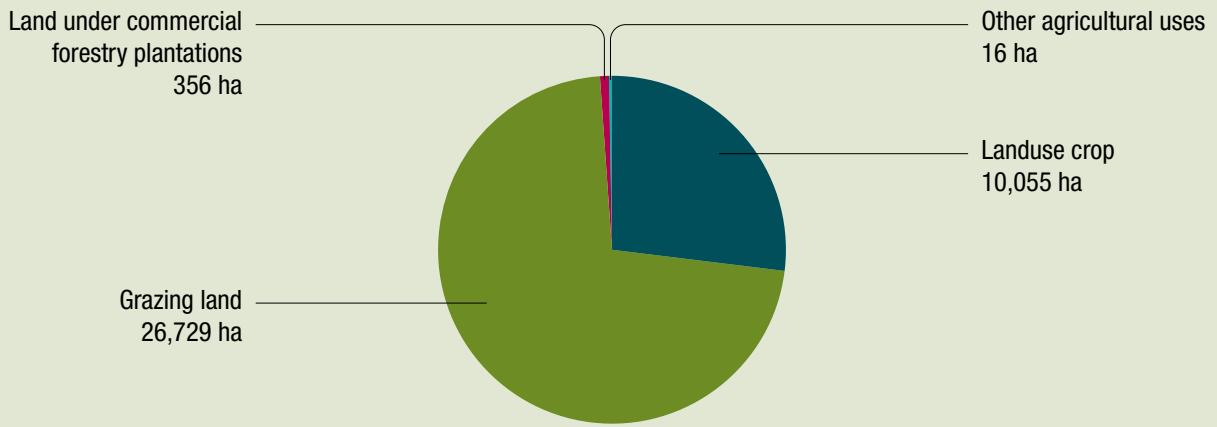
Tourism

27% of tourists visiting the Tweed
visited the rural areas of the Shire

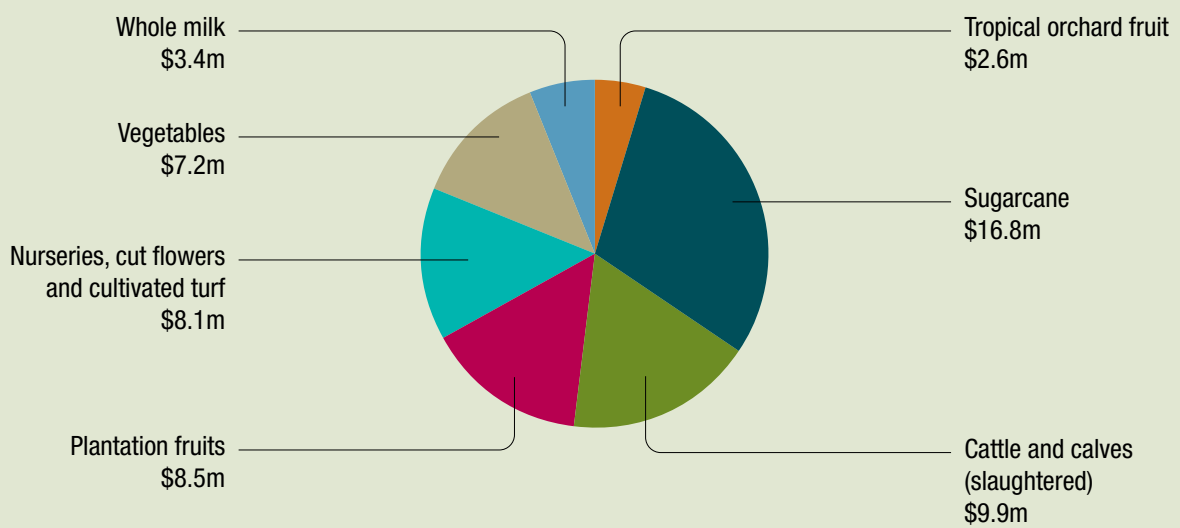
1% of international visitors

Tweed tourist accommodation **42%**

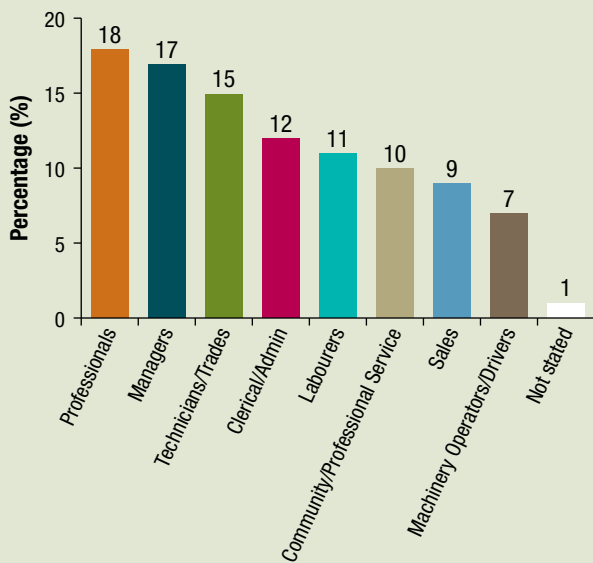
Tweed room supply **12%**



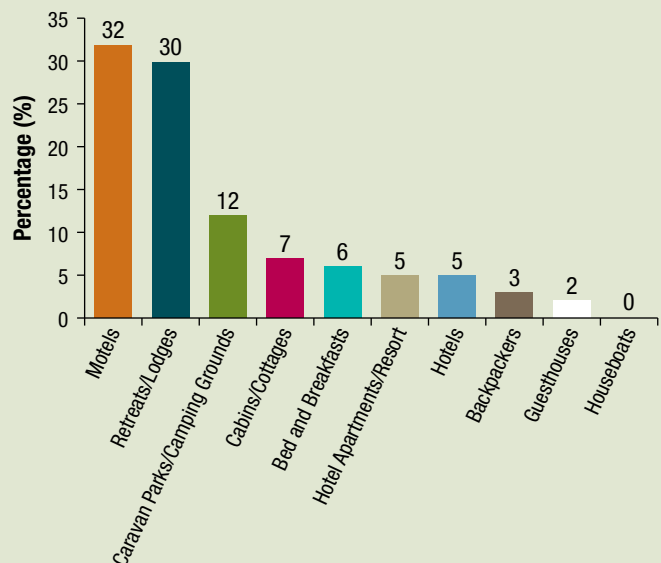
Rural landuse (2010–2011)



Top agricultural products (2010–2011)



Occupation type (2011)



Proportion of tourism room capacity (2011)

The Resource Inventory and Land Capability Assessment developed in Stage 2 provides a comprehensive analysis of the characteristics of rural Tweed.

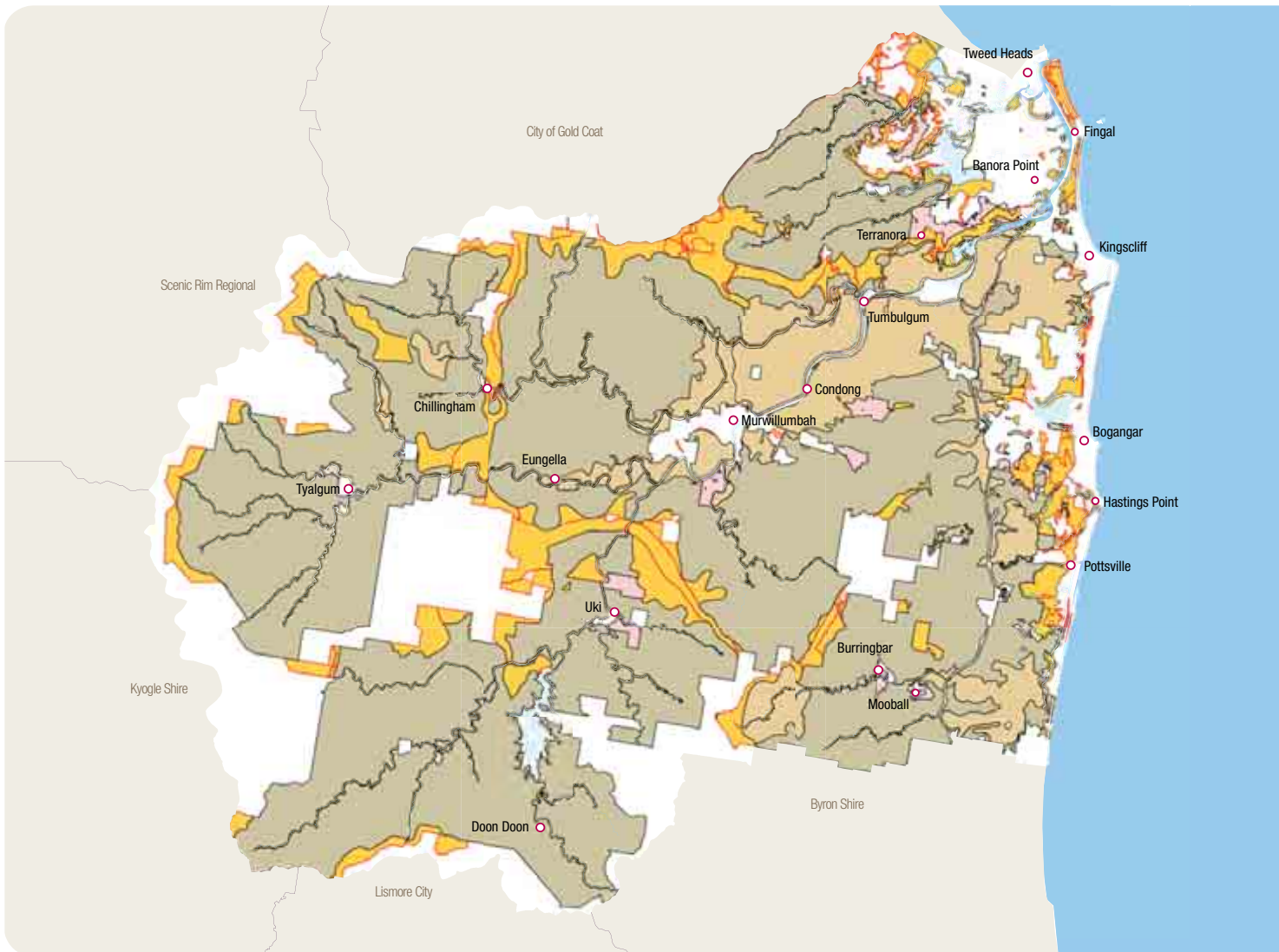
What land is affected by this strategy?

Rural land within the Tweed is predominantly a mix of land used for agricultural and environmental purposes, occupying 73.5% of the Shire, covering an area of approximately 97,000 hectares.

While the majority of agricultural land is zoned under Tweed LEP 2014, environmental land is currently zoned under Tweed LEP 2000 and will remain so until the final recommendations of the Northern Councils E Zone Review prepared by the Department of Planning and Environment are translated into LEP 2014.

The Rural Land Strategy applies to all land within the following zones:

- LEP 2014
 - RU1 Primary Production
 - RU2 Rural Landscape
 - R5 Large Lot Residential
- LEP 2000
 - 7(a) Environmental Protection (Wetlands and Littoral Rainforest)
 - 7(d) Environmental Protection (Scenic/Escarpment)
 - 7(l) Environmental Protection (Habitat)



LEP 2014 Zones

- RU1 Primary Production
- RU2 Rural Landscape
- R5 Large Lot Residential

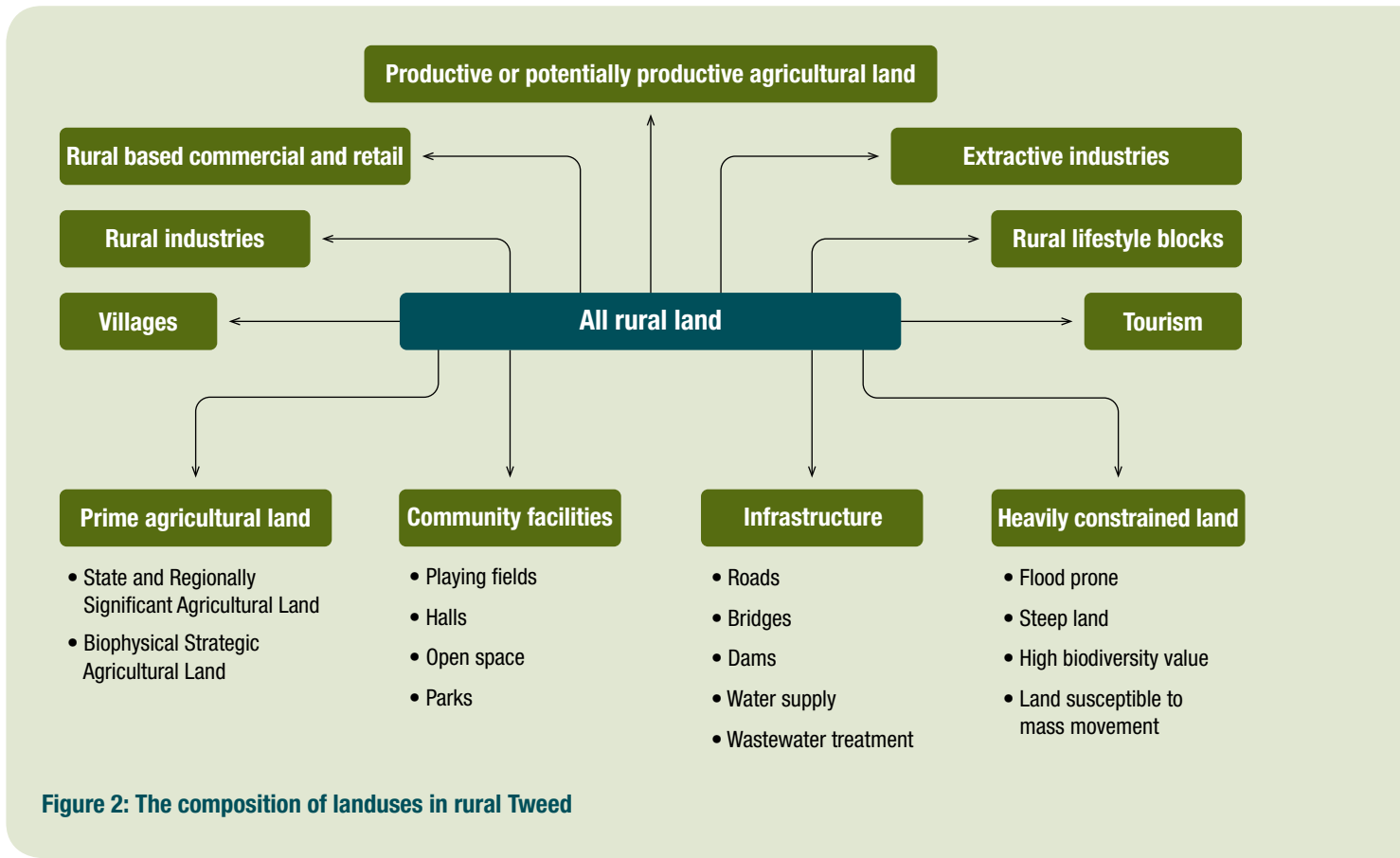
LEP 2000

- 7(a) Environmental Protection (wetlands and littoral rainforest)
- 7(d) Environmental Protection (scenic/escarpment)
- 7(l) Environmental Protection (habitat)

Area of rural Tweed – 96,665 hectares (73.5% of total area of Tweed Shire)

The diversity of landuses in rural Tweed





What does the Rural Land Strategy seek to achieve?

Snapshot

Understand the diversity and nature of rural resources and enterprises.

Change

Understand how change has affected the use of rural land, why and how farming practices have changed and likely outcomes from adoption of outcomes derived in this Strategy.

Issues

Identify and evaluate key issues of concern for rural communities, and opportunities for sustainable rural enterprises.

Future character

Define the desired future character of rural land.

Policy framework

Provide a policy framework for implementation of this strategy, to achieve outcomes consistent with the desired future character.

Strategies and actions

Provide workable strategies and actions for implementation of the policy directions generated by the Strategy.

Other

Identify additional studies and investigations required to support directions of this Strategy.

The Rural Land Strategy provides the details required to implement the Policy Directions endorsed by Council at the Planning Committee Meeting of 6 October 2016.

How was the Rural Land Strategy developed?

The RLS has been prepared utilising a staged process to ensure a factual basis to decision making and a clear pathway to development of the final strategy and actions for its implementation, as seen in Figure 3.

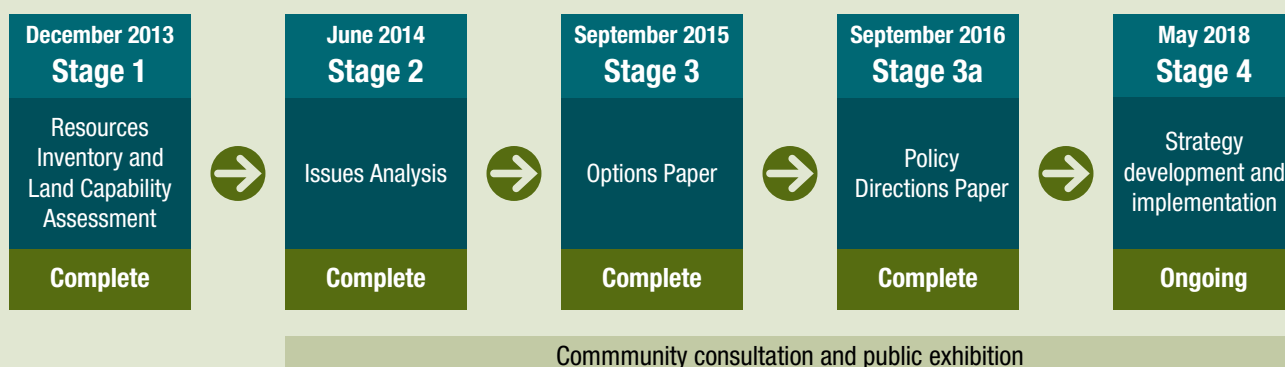


Figure 3: Stages in preparation of the Rural Land Strategy

Details of the process and documents developed in each stage of the project can be seen in Part 3 Appendix 5.

Community engagement has been crucial to understanding aspirations for the future of rural land, and has provided a range of opportunities for the community to have a say and be involved in development of the Strategy.

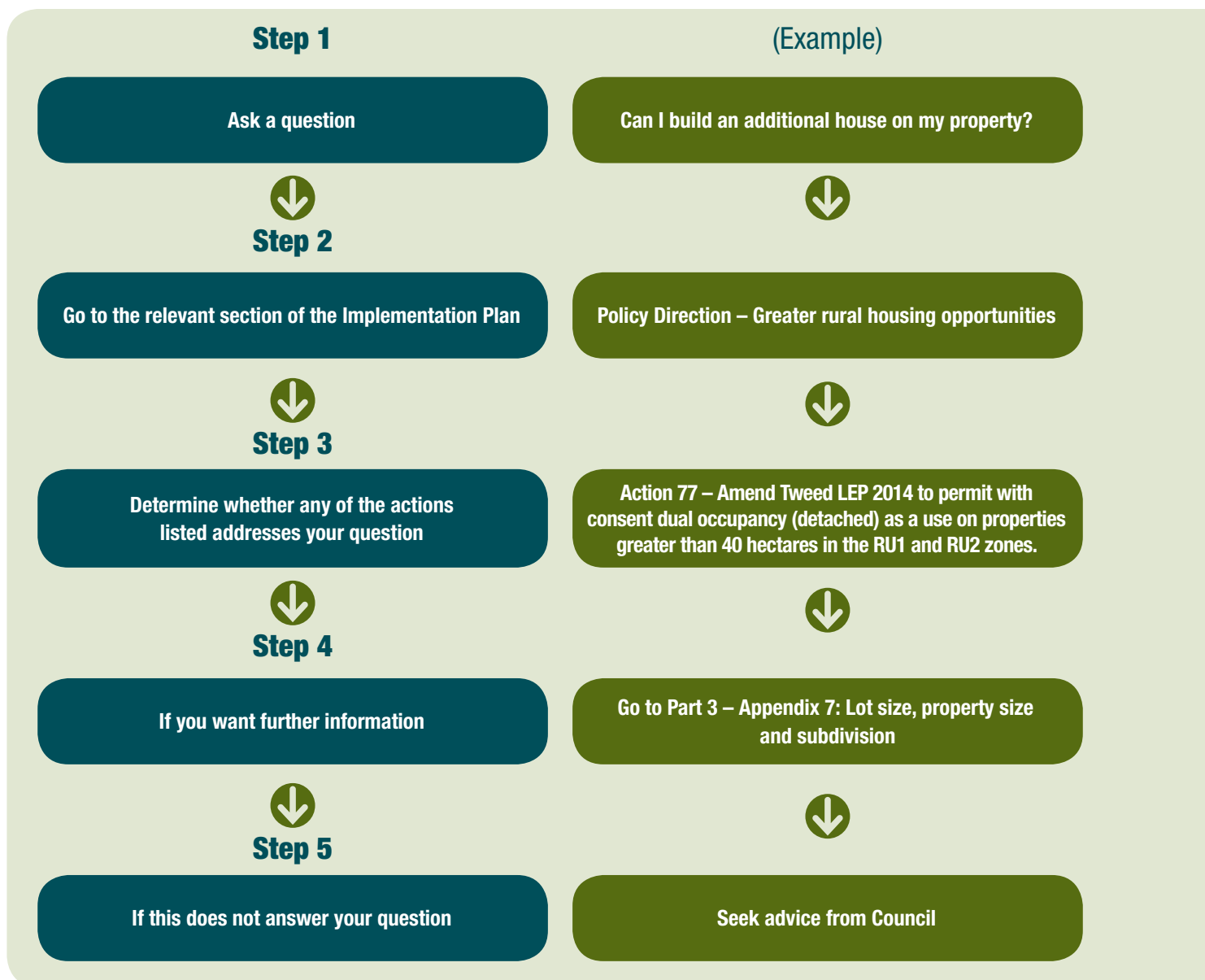
Feedback received during the public exhibition of documents has generated a diverse range of issues and opinions which have been considered alongside the findings of each stage of the project.

To find out more about how the community was engaged and their responses, go to Part 3 – Appendix 6 and 7.

While Stages 1, and 2 were completed by EnPlan Partners and Urban Enterprises, and Stage 3 by GHD Pty Ltd, consultants engaged by Council, investigations were also undertaken by Council to assess the consultants' recommendations and prepare the Policy Directions Paper completed in Stage 3a, and the final Strategy, resulting in a range of informative maps being developed which can be seen in Part 4: Mapping.



How to use this document



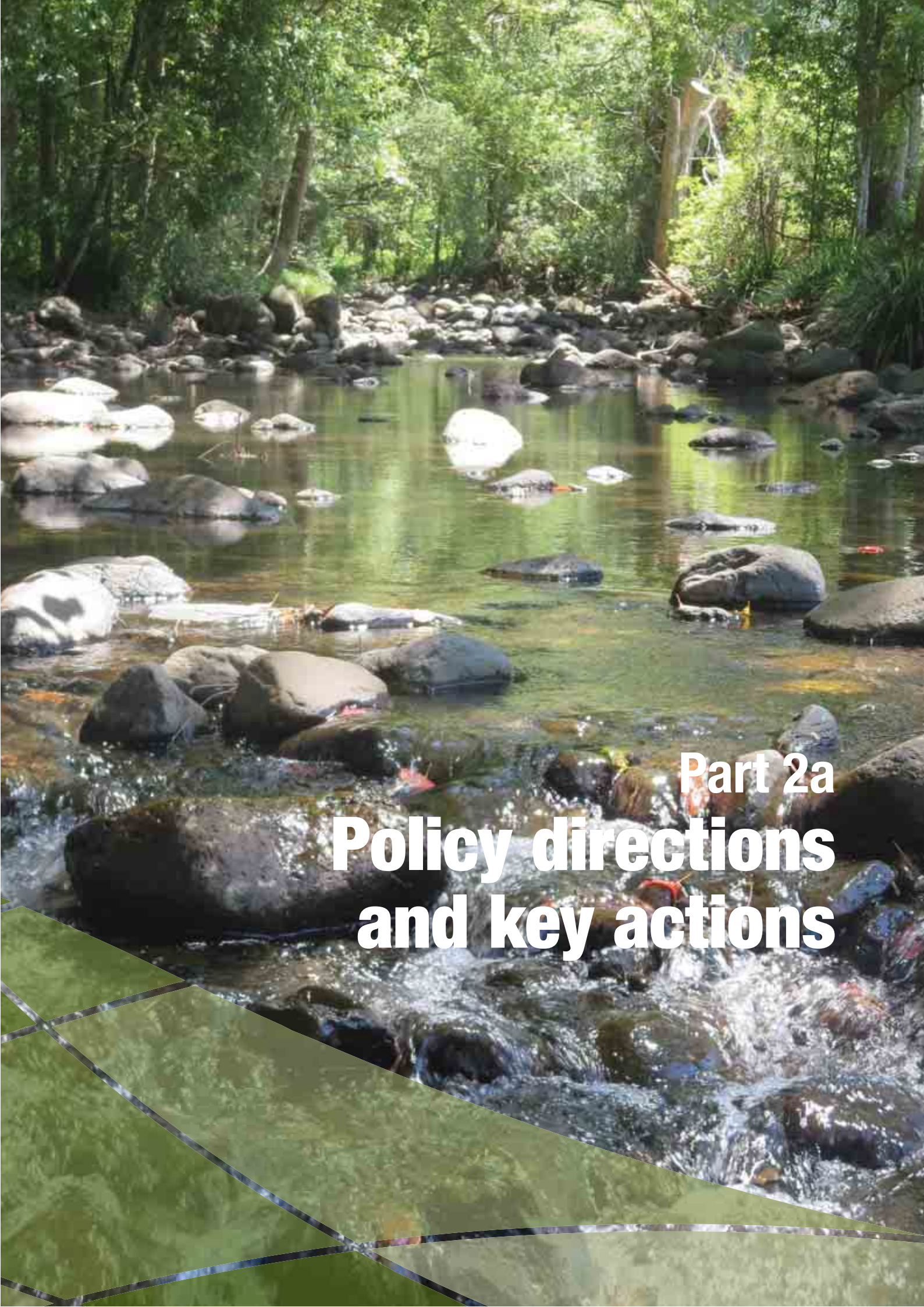
The remaining parts of the Rural Land Strategy contain the following details:

Part 2 Implementation Plan

Part 3 Appendices

- Appendix 1 Description of rural zones
- Appendix 2 Relationship within the State and local landuse planning frameworks
- Appendix 3 Rural planning and subdivision principles
- Appendix 4 Rural Tweed in context
- Appendix 5 How has the Rural Land Strategy been developed?
- Appendix 6 Community engagement
- Appendix 7 Community aspirations
- Appendix 8 Lot size, property size and subdivision
- Appendix 9 Housing opportunities and dwelling entitlement

Part 4 Maps



Part 2a

Policy directions and key actions

Abbreviations and definitions

LEP 2014	Tweed Local Environmental Plan 2014
LEP 2000	Tweed Local Environmental Plan 2000
DCP	Tweed Development Control Plan 2008
Council	Tweed Shire Council
MLS	Minimum lot size as defined in Tweed LEP 2014
BSAL	Biophysical Strategic Agricultural Land
LSC	Land and Soil Classification
RU1	Primary Production zoned land under Tweed LEP 2014
RU2	Rural Landscape zoned land under Tweed LEP 2014
E Zones	Environmental zones as defined in the Department of Planning and Environment publication <i>Recommendations from the Review of E Zones in the Far North Coast</i>
EPAA	<i>Environmental Planning and Assessment Act 1979</i>
RMS	NSW Roads & Maritime Services
Rural Tweed	All land that is wholly or mainly used for, or for the time being is used for, or has the potential to be used for primary production but does not include urban land or Crown Land (National Parks, State Forests or Reserved Land). Typically rural land is split into primary production and land related to environmental protection or management.
Dwelling Entitlement	A non-technical term used to identify the right of a landowner to lodge a development application for construction of a dwelling. It does not infer that a dwelling can be constructed.
DPE	Department of Planning and Environment
OEH	Office of Environment and Heritage
DPI	Department of Primary Industries
LLS	Local Land Services
RFS	Rural Fire Service
NPWS	National Parks and Wildlife Service
RDA	Regional Development Australia
SEPP	State Environmental Planning Policy
SES	State Emergency Services

Note: Key responsibility as identified in the Implementation Plan will be directed to the highlighted delivery partner(s)

The Implementation Plan provides actions relevant to each of the nine policy directions endorsed by Council on 6 October 2016.

The intent of each policy direction, desired outcomes, and rationale can be viewed in the Policy Directions Paper prepared in Stage 3a of the project, and available on Council's website; however additional supporting information and discussion relating to the following items can be found in Part 3: Appendices:

- Appendix 8: Lot and property size and subdivision
- Appendix 9: Housing opportunities and dwelling entitlement

The Implementation Plan identifies the anticipated outcome, delivery partners, timeframe, implementation pathway and other considerations for each action. Actions have been prioritised into three implementation periods:

- Short term (1–2 years, high priority)
- Medium term (2–5 years)
- Long term (5 years plus, and/or ongoing)

To assist in development of budgets for implementation of the strategy and its actions, cost estimations have been prepared for key actions to be completed by Council. While it is not possible to develop a detailed costing for each action without a full scoping and development of a project brief, broad estimates of time and cost have been prepared in three categories:

- Low (short duration up to 50 hours, estimated cost of up to \$10,000).
- Moderate (medium duration 50 to 150 hours, estimated cost of up to \$50,000).
- High (longer duration more than 150 hours, estimated cost exceeding \$50,000).





Key actions

A summary of key actions and the intent of each policy direction can be seen in the following pages; however, for a comprehensive list of all actions and details regarding how the nine policy directions will be delivered refer to the Implementation Plan.

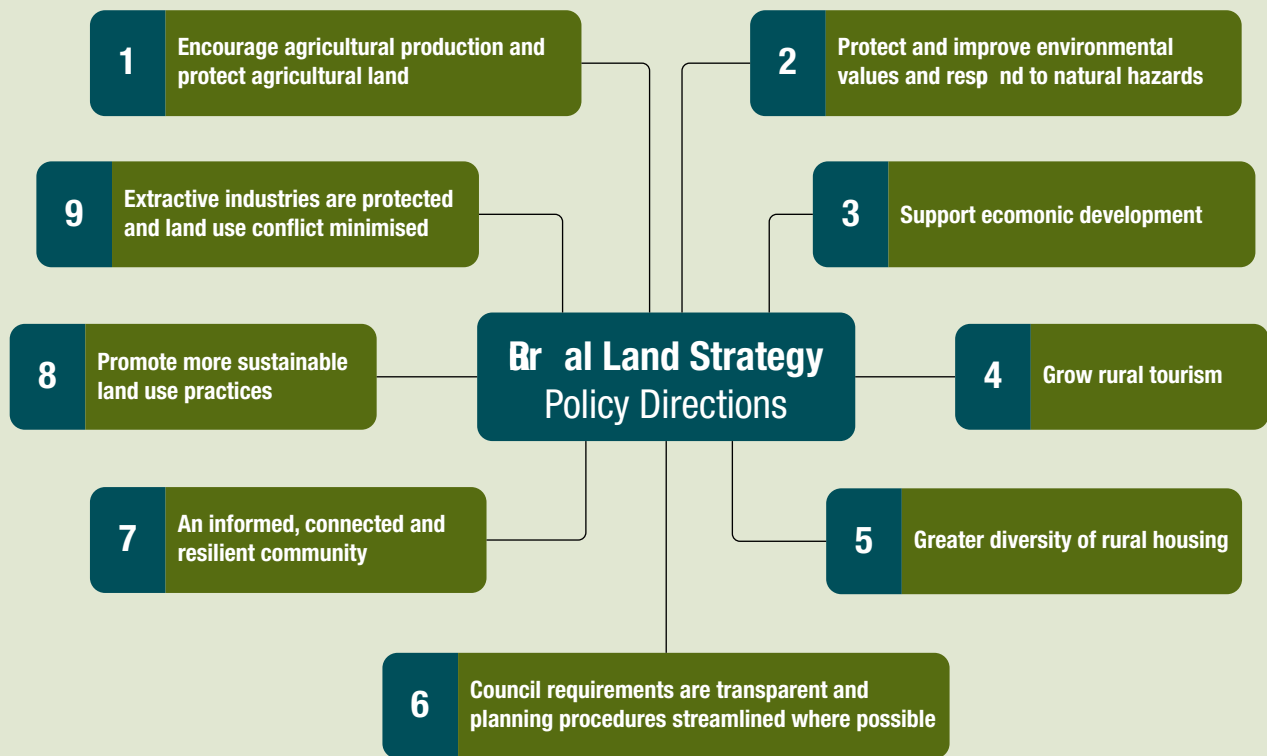


Figure 4: Policy Directions





Key actions

Policy Direction 1

Encourage sustainable agricultural production and protect agricultural land

Intent

Ensure that existing and future agricultural production on rural land is facilitated and encouraged through the planning framework, and that land capable of agricultural use is protected.

What outcomes will be achieved?

- Productive and potentially productive agricultural land is zoned appropriately to ensure long term access for agricultural purposes.
- Subdivision of rural zoned land is restricted where potential for conflict with existing or potentially productive agricultural land could occur, or where the use of the land for agricultural purposes would be reduced.
- Small properties are used for agricultural purposes where possible.
- Allotment and property amalgamation is facilitated and encouraged.
- Existing and potential landuse conflicts are identified and managed.
- Residents living in or near rural zoned land, or people enquiring about living in these locations are aware of the issues associated with living in or near rural land.
- Best management practices are applied for land, water and biodiversity management.

Key actions

Key actions proposed in the Strategy include:

- The existing 40 hectare minimum lot size for RU1 Primary Production and RU2 Rural Landscape zones retained.
- The minimum lot size for RU1 (10ha MLS) Primary Production zone is increased to 40 hectares.
- Tweed DCP 2008 amended to include a section on buffers.
- Tweed DCP 2008 amended to include a section on rural land related matters.
- Review of incentives to use productive or potentially productive agricultural land for agricultural purposes.
- Amalgamation of productive and potentially productive agricultural land supported through review of provisions to retain dwelling entitlement where subdivision for agricultural purposes might cause it to be removed.

For the comprehensive list of all actions refer to the Implementation Plan.





Key actions

Policy Direction 2

**Protect and improve
environmental values and
respond to natural hazards**

Intent

Ensure rural development and landuse does not adversely impact on scenic, environmental or cultural values, and that environmental hazards are avoided, and climate change is responded to.

What outcomes will be achieved?

- Native vegetation and wildlife habitat of environmental, social or cultural significance is protected, rehabilitated and managed.
- Local programs for rehabilitation of degraded land are developed through collaboration with relevant agencies and landowners.
- The drinking water catchment is protected from inappropriate development or land degradation.
- The scenic landscape is protected and development does not adversely impact the amenity or desired future character of the locality.
- Mechanisms to improve the understanding of Aboriginal culture and heritage, and ensure appropriate management and protection of cultural and heritage items and places are developed with the local Aboriginal community.
- Environmental weeds and pest animals are control.
- The rural community is more prepared and resilient to changing climatic conditions.
- Landowners are aware of natural resource issues and best practice.
- Aquatic habitat is adequately conserved and protected from degradation of upslope and adjoining land.

Key actions

Key actions proposed in the Strategy include:

- Desired future character statements for destinations, landuse typologies, and/or localities.
- Guidelines for the design and siting of dwellings and associated infrastructure prepared.
- A review of setbacks from permanent water bodies for on-site effluent disposal.
- Catchment Health Indicators to monitor and manage the cumulative impact of development and changing landuse practices.
- Guidelines and assessment criteria to quantify the extent of offsets required to compensate for the benefit of additional dwellings.
- Scenic landscape assessment criteria completed as part of the Scenic Landscape Strategy.

For the comprehensive list of all actions refer to the Implementation Plan.





Key actions

Policy Direction 3

Support economic development

Intent

Facilitate a vibrant, diverse and economically sustainable future for agricultural land and associated rural industries in the Tweed.

What outcomes will be achieved?

- Production and marketing of local rural produce is supported and promoted.
- Innovation, diversification and value-added farming enterprises and activities are encouraged and supported.
- Improvements in local rural communication networks, information sharing, skills development, education, landuse, farming and business practices and marketing methods are facilitated.
- The use of existing public infrastructure and planning for additional infrastructure is reviewed to support development of rural industries and agricultural activities.
- Development of rural industry-specific growth strategies are supported and encouraged.
- Initiatives targeting youth employment are encouraged.

Key actions

Key actions proposed in the Strategy include:

- Impediments to innovation, diversification and value-adding of agricultural and rural industries and opportunities to overcome these impediments are investigated.
- Rural industry-specific growth strategies supported.
- Network of information sharing which advises landowners and business operators of updates on best business practices, funding opportunities, etc.
- Review of opportunities for roadside stalls to support sale of local produce.

For the comprehensive list of all actions refer to the Implementation Plan.





Key actions

Policy Direction 4

Grow rural tourism

Intent

Encourage and support rural tourism development and activities, in appropriate locations having regard to agricultural, environmental and scenic values.

What outcomes will be achieved?

- Rural-based tourism development and activities are seen as an opportunity to value-add and diversify where the productive capacity of agricultural land is not reduced.
- Tourism development which does not adversely impact environmental, and scenic values in rural areas is encouraged.
- Rural-based tourism is included within broader tourism planning framework.
- Council's planning instruments facilitate a greater diversity of compatible tourist landuses in the rural and environmental zones where appropriate.
- Barriers to establishment and growth of rural tourism in the Tweed are reduced or eliminated.
- The rural community and entrepreneurs are aware of the potential tourism opportunities in rural Tweed.
- Opportunities for Aboriginal culture to be promoted as a tourist activity or destination are identified.

Key actions

Key actions proposed in the Strategy include:

- Increase the range of permissible with consent landuses in the RU1 and RU2 zones.
- An additional local provision and definition for rural and nature-based tourism development are added to Tweed LEP 2014.
- Guidelines and controls for planning and design of rural tourism development are prepared.
- 'Character Statements' developed which project a desired future character for rural localities that foster and guide development creating unique rural destinations and experiences.

For the comprehensive list of all actions refer to the Implementation Plan.



A scenic view of a rural landscape. In the foreground, there is a field of tall, green grasses. The middle ground shows a rolling green valley with scattered trees and a small, grey barn on the right. The background features a range of dark, forested mountains under a blue sky with light, wispy clouds.

Key actions

Policy Direction 5

Greater diversity of rural housing

Intent

Facilitate opportunities for more diverse rural housing which supports agricultural enterprises and rural industries, provides opportunities to work close to home and have regard for environmental, agricultural and scenic impacts.

What outcomes will be achieved?

- Opportunities provided for additional dwellings in the RU1 Primary Production and RU2 Rural Landscape where:
 - subdivision is not required,
 - will have minimal impacts on services and infrastructure,
 - will not adversely impact scenic amenity or landscape character,
 - will not create landuse conflict, and
 - will not reduce the area of productive or potentially productive agricultural land.
- The land's natural values are enhanced in a manner which more than offsets the impact of an additional dwelling on the property.
- Buildings and structures are designed and sited to minimise cut and fill.
- Alternative approaches to housing and land tenure investigated and responded to appropriately.
- Infrastructure services and facilities are capable of accommodating the increase in demand from development.
- Consolidation of allotments and properties promoted.
- Subdivision of properties in existing small lot clusters where appropriate.
- Expansion of rural villages investigated.
- Potential for dwellings on existing lots smaller than the minimum lot size reviewed and the need for 'dwelling entitlement' investigations eliminated.
- Opportunities for subdivision of fragmented properties investigated.
- The proper and orderly development of future urban growth areas is not hindered by inappropriate development.

Key actions

Key actions proposed in the Strategy include:

- Dual occupancy (detached) made permissible with consent on properties greater than 40 hectares in the RU1 and RU2 zones.
- Secondary dwellings made permissible with consent on properties greater than 10 hectares in the RU1 and RU2 zones.
- Remote or isolated location provisions for Rural workers' dwellings in Zones RU1 and RU2 removed from clause 4.2C in Tweed LEP 2014.
- Supply and demand analysis completed as the first stage in assessing the need for further subdivision of rural land.
- All known dwelling entitlements to be registered on a Dwelling Opportunity Map.
- Dwelling entitlement investigations are to conclude once a sunset period of two years has passed for registration of known dwelling entitlements on the Dwelling Opportunity Map.
- 12 degrees is established as the desired upper slope limit for residential development.
- Properties typically less than 10 hectares in existing clusters be considered for further subdivision to increase housing density where it does not expanding the footprint of the cluster, impacting agricultural land, environmental values or scenic amenity of the locality or contain Farmland rated properties.
- Options for conversion of legal Multiple Occupancy and Rural Landsharing Communities to allow greater autonomy of shareholders investigated.

For the comprehensive list of all actions refer to the Implementation Plan.



A photograph of a concrete water tower on a lake. The tower is cylindrical with a smaller top section and is supported by a single pillar. The background is a dense forest of green trees. The water is calm and reflects the tower and the forest. The sky is clear and blue.

Key actions

Policy Direction 6

Council requirements are transparent and planning procedures streamlined where possible

Intent

Assist rural production and development by simplifying planning requirements and streamlining procedures where possible; producing better planning outcomes.

What outcomes will be achieved?

- Council is seen as being more open and supportive of innovative approaches which value-add and diversify agricultural production and rural industry.
- Council policies and planning requirements are more flexible where possible.
- Planning and development application procedures minimise requirements, cost and time delays for landowners and applicants where possible.
- Planning procedures and controls are transparent and legible.
- Planning provisions provide opportunities for innovation, diversification or value-adding.
- Opportunities provided to discuss with Council development proposals at the conceptual stages of planning, or at other critical stages.
- Council and the community advocate for changes which will assist agricultural production, rural industries and associated landuses.
- Planning requirements and systems are regularly reviewed and updated.

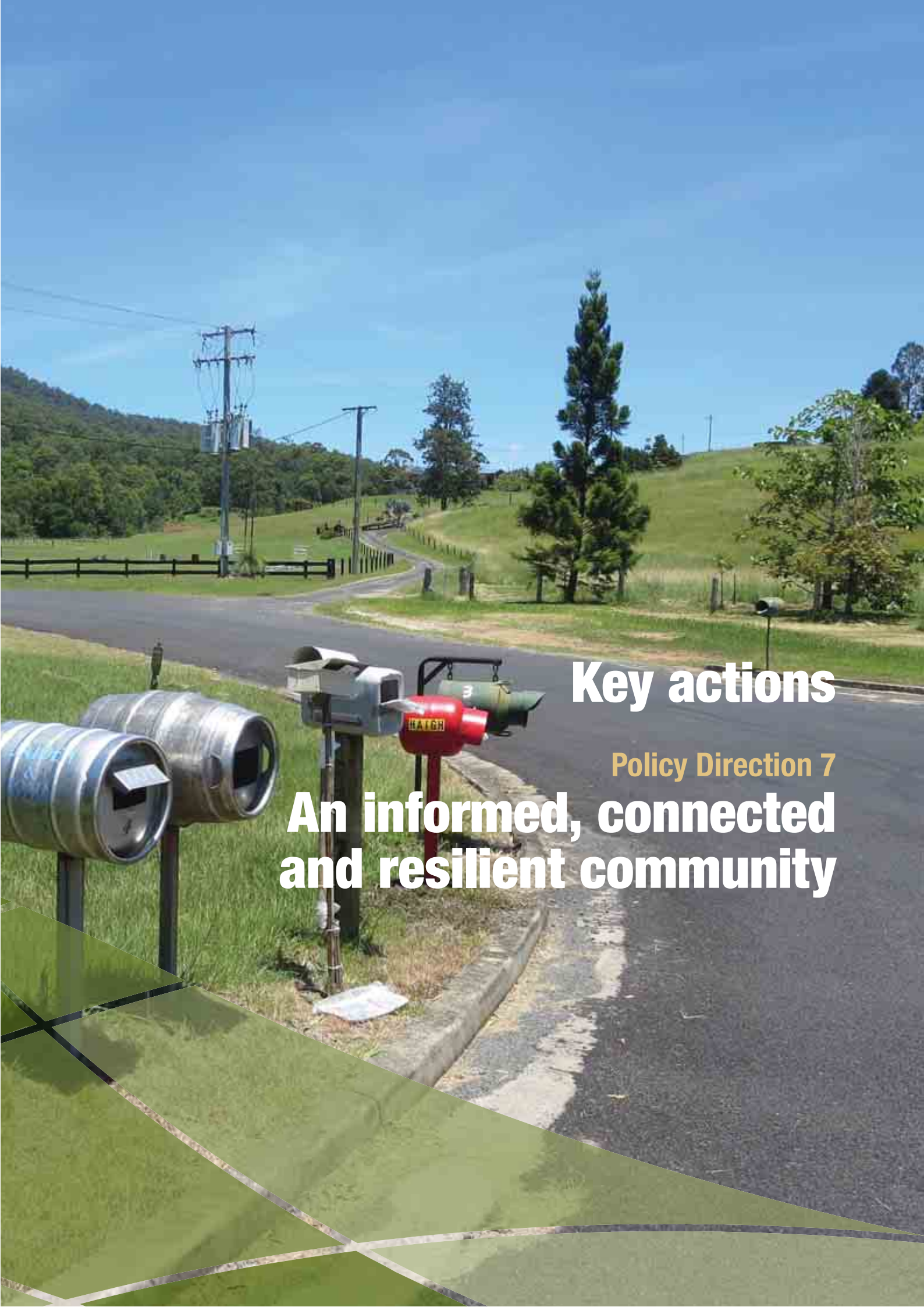
Key actions

Key actions proposed in the Strategy include:

- Council will provide applicants with opportunities to meet with staff early in the planning process to assist in identification of issues and problem solving for proposed development on rural land.
- Planning charrettes or facilitated workshops to explore and if possible resolve complex issues for larger rural projects or proposals in an open and transparent way.
- A bi-annual review is conducted of planning requirements and systems in response to feedback on the processes and outcomes of the implementation of this strategy.
- A dedicated planner(s) is made available as the principle point of contact for assistance and assessment of development applications relating to rural land.
- Establish a register of complaints relating to rural landuse and management activities.
- Fact sheet on the roles and responsibilities of Council, procedures and requirements, and where to find help or information on rural landuse planning and management matters.
- Tweed LEP 2014 amended to include an additional objective for RU1 and RU2 zones regarding the retention of Aboriginal and European cultural heritage.
- Section 149 certificates to provide advice on the potential implications of living in or near agricultural or rural land.

For the comprehensive list of all actions refer to the Implementation Plan.





Key actions

Policy Direction 7

An informed, connected and resilient community

Intent

Encourage and facilitate access to information, enhanced networking opportunities, up-skilling and development of a connected, informed and resilient community.

What outcomes will be achieved?

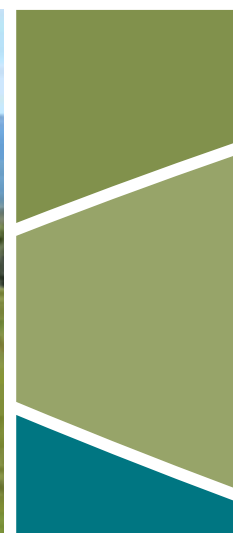
- A community that is better informed about working and living in rural Tweed.
- A community that is better connected and able to establish networks or identify existing organisations or networks.
- A rural community that is resilient and capable of adapting to change including changes in climate.
- Local community and rural industry groups supported.
- A community that is aware of the potential conflicts that can arise from living in or near rural zoned land.

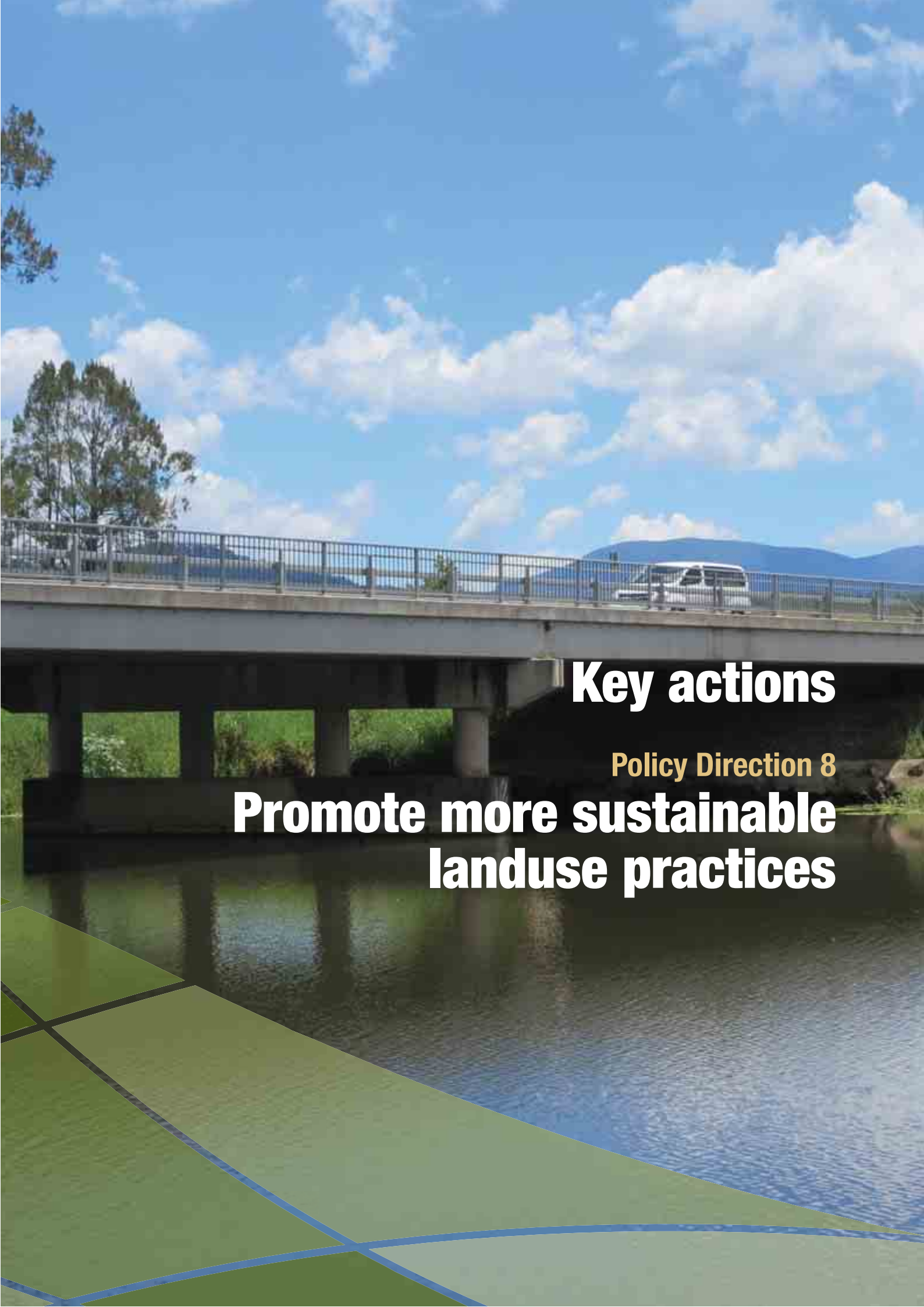
Key actions

Key actions proposed in the Strategy include:

- A page within Council's website created to provide a single point of access to information on rural land related matters.
- A policy and strategy developed that support rural community networks and organisations.
- Fact sheets relating to living, working and recreating in rural Tweed for distribution to real estate agents, potential purchasers of rural land and anyone interested in understanding what life in or adjoining agricultural and rural land is like.
- A notification to all potential purchasers and existing landowners enquiring about non-rural zoned properties within a prescribed distance of rural zoned land about the nature of rural landuse activities and potential for issues to arise that may not in normal circumstances arise in a residential area.

For the comprehensive list of all actions refer to the Implementation Plan.





Key actions

Policy Direction 8

**Promote more sustainable
landuse practices**

Intent

Ensure that natural resources such as land, water and native vegetation are managed in a more sustainable manner, providing long term resource access, diversification opportunities for rural landholders and ongoing improvement in the health of these ecosystems and catchments.

What outcomes will be achieved?

- Information on sustainable land management practices and standards across all agricultural, rural and extractive industries and enterprises is available.
- The Tweed Sustainable Agriculture Strategy is implemented.
- Adverse environmental impacts are minimised and where appropriate, rehabilitation of degraded land occurs.
- Forestry activities on private land are conducted in a more sustainable manner.
- The quality of runoff water improves in accord with improved land management practices.

Key actions

Key actions proposed in the Strategy include:

- Information on sustainable land management practices and standards across all agricultural and rural-based industries and enterprises available.
- Development assessment requirements include consideration of renewable energy opportunities to support development in rural areas.
- Collaborate with relevant State agencies and landowners with regard to facilitating sustainable forestry activities on private land and State Forests.

For the comprehensive list of all actions refer to the Implementation Plan.





Key actions

Policy Direction 9

**Extractive industries
are protected and landuse
conflict minimised**

Intent

Ensure that extractive industries have minimal impact on the community, that Aboriginal Cultural Heritage is protected in accordance with the Council's Aboriginal Cultural Heritage Management Plan, and that scenic and environmental qualities are provided special protection in accordance with the values of the community and the local, state, national and international significance of the Shire and as a recognised National Iconic Landscape.

What outcomes will be achieved?

- Information on sustainable land management practices and standards across all extractive industries and enterprises is available.
- Extractive industry sites and operations are protected by appropriate zoning where necessary to service local resource needs.
- Landuse conflict is minimised between adjoining or nearby landuses.
- No net impact and rehabilitation of degraded lands occurs at the earliest time possible.
- The quality of runoff water improves in accord with improved land management practices and the quality and quantity of groundwater is maintained or improved.

Key actions

Key actions proposed in the Strategy include:

- The Mineral Resource Audit (non-energy) map 2014 be integrated into Council's GIS, and assessment criteria for development applications on land within transition areas surrounding identified resource areas consider the requirements for prevention of conflict and protection of extractive resources.
- Tweed LEP 2014 is amended to ensure that existing quarries and known extractive resource sites (sand, hard rock, road base, etc.) whether currently operational or potential and surrounding buffers are zoned appropriately where necessary to service local resource needs, and protect the cultural heritage, scenic, environmental and amenity values of the Shire.
- Council provide feedback during preparation of the CSG Strategic Release Framework and reiterate Council's strong stance against CSG mining.
- Collaborate with relevant Government agencies and industry representative organisations to ensure that leading world best practice site management is applied to all extractive industry operations.
- Water bottling facilities is removed from Tweed LEP 2014

For the comprehensive list of all actions refer to the Implementation Plan.







Part 2b
Implementation Plan

Implementation Plan

Policy Direction 1: Encourage sustainable agricultural production and protect agricultural land				
No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
1	DCP – Rural Land	Amend Tweed DCP 2008 to include a new section on rural land which provides guidelines, controls, objectives and principles for effective and appropriate planning, development and management of rural land.	Core information relating to the planning, development and management of rural land is readily accessible. Objectives and principles are established for the future planning and management of rural land, and guidance provided on access to information on best practice.	<ul style="list-style-type: none"> • Council • DPE • Rural industry groups • Government agencies • Rural community
2	Buffers – DCP	Buffers between potentially conflicting landuses and environmentally sensitive land (including high environmental value land as defined in the North Coast Regional Plan 2036) are identified, and planning provisions established to minimise potential for conflict between owners of land within and adjoining rural zoned land.	Buffers between potentially conflicting landuses, and environmentally sensitive land are identified and planning provisions established to minimise potential for conflict between owners of land within and adjoining rural and non-rural zoned land.	<ul style="list-style-type: none"> • Council • DPE • Sugar cane industry • Agricultural and development industry representatives • OEH
3	Buffers – Map	Prepare a ‘trigger map’ which identifies areas of potential landuse conflict for establishment of buffers. Criteria established for definition and management of appropriate buffers, their location and dimensions.	Trigger map and assessment criteria for buffer zones in all rural and environmental land, especially adjoining sugar cane land incorporated into the new buffers section of the DCP	<ul style="list-style-type: none"> • Council • DPE • Sugar cane industry • Development industry representatives
4	Zoning – RU1	Review the ability to zone all cane growing land RU1 Primary Production.	All cane growing land is protected for agricultural purposes.	<ul style="list-style-type: none"> • Council • Sugar cane industry
5	Zoning – RU4	Investigate the applicability of the RU4 Primary Production Small Lots zone and creation of small lot primary production areas.	Small area properties utilised for agricultural purposes are appropriately zoned where this will not lead to scattered zoning of isolated properties.	<ul style="list-style-type: none"> • Council
6	Zoning – RU6	Review the opportunity to apply the RU6 Transition zone as a means of providing a transition between rural landuses (including intensive agriculture, landfills, mining and extractive industries) and other areas supporting more intensive settlement or environmental values.	The RU6 Transition zone is considered for special circumstances where areas between potentially conflicting landuses are identified and appropriate landuses prescribed to minimise the likelihood of future landuse conflict.	<ul style="list-style-type: none"> • Council • DPE
7	Minimum lot size retained – productive agricultural land	Retain the existing 40 hectare minimum lot size (MLS) for a subdivision for the purposes of a dwelling on all RU1 or RU2 zoned land where it currently applies under LEP 2014.	Productive rural land is protected for future agricultural purposes.	<ul style="list-style-type: none"> • Council • Agricultural and development industry representatives • OEH
8	Minimum lot size retained – constrained land & village/urban land	Retain the 40 hectare MLS for a subdivision for the purposes of a dwelling on all flood liable land (mapped within the 1 in 100 year flood event), steep land (greater than 18 degrees), land subject to mass movement, and land containing bushland, and identified as potential future village/urban land.	Constrained land is protected from inappropriate development, and future village and urban land is retained for residential expansion.	<ul style="list-style-type: none"> • Council

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
All rural land	Medium term	Medium to high	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 Council's Rural Land web page Agency websites 	<ul style="list-style-type: none"> Draft Tweed DCP section A19 Biodiversity and Habitat Management
All land adjoining and within a defined distance from rural and environmental zoned land	Medium term	Moderate	<ul style="list-style-type: none"> Tweed DCP 2008 Draft Tweed Biodiversity and Habitat Management DCP 	<ul style="list-style-type: none"> Based on Options Paper preferred option 12 This could be a consolidation of existing buffer requirements or incorporated into the new Rural Land section of the DCP
All rural land, including land adjoining sugar cane land	Short term	Low	<ul style="list-style-type: none"> Tweed DCP 2008 	<ul style="list-style-type: none"> Option to incorporate into the new Rural Land section of the DCP
All cane land	Medium	Low	<ul style="list-style-type: none"> Tweed LEP 2014 	
Rural Tweed	Medium term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 	<ul style="list-style-type: none"> North Coast Regional Plan 2036
Critical areas identified as requiring greater management of setbacks to more intensive settlement or environmental sensitivities.	Medium term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	
All RU1 and RU2 zoned land, including State and Regionally Significant Farmland, BSAL, and Classes 3 & 4 agricultural land under both LSC and suitability classifications	Short term	No budgetary implications	<ul style="list-style-type: none"> Tweed LEP 2014 	<ul style="list-style-type: none"> Based on Options Paper Preferred Option 8
Constrained land and land identified for future village and urban purposes	Short term	No budgetary implications	<ul style="list-style-type: none"> Tweed LEP 2014 	<ul style="list-style-type: none"> Locality planning for rural villages will play a role in identifying where village expansion might occur

Policy Direction 1: Encourage sustainable agricultural production and protect agricultural land

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
9	Lot size increase – productive agricultural land	Review options to increase lot size in localities where agricultural production requires greater protection.	Further subdivision of productive or potentially productive agricultural land is minimised.	<ul style="list-style-type: none"> • Council • DPE • DPI
10	Lot size increase – RU1 (10ha MLS)	Amend Tweed LEP 2014 to increase the MLS in RU1(10ha MLS) Primary Production zoned land to 40 hectares.	The RU1(10ha MLS) zone is removed simplifying the zoning of RU1 Primary Production land.	<ul style="list-style-type: none"> • Council • DPE • DPI
11	Amalgamation of productive or potentially productive agricultural land	Amend Tweed LEP 2014 to retain dwelling entitlement where a subdivision of land for primary production purposes under clause 4.2 Rural subdivision, and consolidation of lots, which results in creation of a parcel which is less than the MLS and contains an existing legal dwelling on the non-agricultural parcel created. The amendment is to also include local provisions for its application.	Existing landowners who wish to subdivide for the purposes of primary production under clause 4.2 of Tweed LEP 2014, and consolidation of allotments, which results in the creation of an allotment less than the MLS containing an existing legal dwelling, retains its dwelling entitlement.	<ul style="list-style-type: none"> • Council • DPE
12	Property title notification – Living in or near rural land	Investigate and if possible develop a procedure to ensure that a notification is placed on property title regarding amenity issues associated with living in or near agricultural and rural land.	Property title searches and enquiries relating to potential purchase of properties in or near rural zoned land provide advice on potential implications of living in or near agricultural and rural land.	<ul style="list-style-type: none"> • Council • Conveyancing agents and legal service providers • Real estate agents
13	Positive covenants	Investigate opportunities for the use of positive covenants on title for the retention of land for productive agricultural activities, and/or environmental amenity.	Agricultural land is returned to productivity and retained for this purpose.	<ul style="list-style-type: none"> • Council • Conveyancing and legal industry • DPI • Landowners
14	Best practice guidelines	Linkages to best practice guidelines for agricultural and farming practices are available on Council's website.	Best practice guidelines are available to the agricultural and farming community.	<ul style="list-style-type: none"> • Council • Government agencies • Rural industry groups
15	Roadside signage	Review the guidelines and policy for signage on tourism routes and investigate opportunities to install roadside signage where appropriate advising that travellers are now entering the rural areas of the Tweed; as a reminder that rural roads bring with them potential for hazards not common in residential streets, such as roaming livestock, feral animals, cyclists, wildlife, distractions etc.	Signage at or near the 'gateways' to rural Tweed inform the community of both the opportunities and potential hazards associated with travelling along rural roads.	<ul style="list-style-type: none"> • Council • RMS
16	Livestock and agistment register	Support the establishment of a livestock and agistment register to enable landowners to network more efficiently.	Landowners are aware of other rural land managers seeking to agist stock.	<ul style="list-style-type: none"> • Council • Landowner and livestock associations • Rural industry • Community groups

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
All productive or potentially productive agricultural land	Medium term	Low	<ul style="list-style-type: none"> • Tweed LEP 2014 	<ul style="list-style-type: none"> • Sustainable Agriculture Strategy
RU1 (10ha MLS) zoned land	Medium term	Low	<ul style="list-style-type: none"> • Tweed LEP 2014 	
RU1 and RU2 zoned land and environmentally zoned land	Short term	Low	<ul style="list-style-type: none"> • Tweed LEP 2014 	
All rural zoned land and land within a prescribed distance of rural zoned land	Medium to long Term Ongoing	Low	<ul style="list-style-type: none"> • Property title • Brochures 	<ul style="list-style-type: none"> • The prescribed distance to be determined once the mechanism for notification have been determined
All productive or potentially productive agricultural land	Long term	Low	<ul style="list-style-type: none"> • Legal processes • Incentives and rating system • 	<ul style="list-style-type: none"> • Sustainable Agriculture Strategy
Rural Tweed	Medium term	Low	<ul style="list-style-type: none"> • Guidelines available through links on Council's Rural Land web page 	<ul style="list-style-type: none"> • Numerous government and non-government publications and research findings • Sustainable Agriculture Strategy
Roadside areas at the approaches to rural areas	Long term Ongoing	Low	<ul style="list-style-type: none"> • Council's Delivery Program and Operational Plan 	<ul style="list-style-type: none"> • AS 1742 The Manual of Uniform Traffic Control Devices • Roads and Maritime Services Supplements
All productive or potentially productive agricultural land	Long term Ongoing	Low	<ul style="list-style-type: none"> • Cooperative landowner agreement 	<ul style="list-style-type: none"> • Sustainable Agriculture Strategy

Policy Direction 1: Encourage sustainable agricultural production and protect agricultural land

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
17	Local produce	Encourage local supermarkets to establish a local produce section as a trial for broader adoption, and support local rural produce markets.	Local produce is available locally.	<ul style="list-style-type: none"> • Local supermarkets • Rural producer associations and groups • Council • Market committees
18	Farmland rating – review	A review be undertaken to ascertain the landuse of properties currently rated Farmland and whether the Farmland rating should apply to those properties.	Rural landowners are encouraged to use their properties for agricultural purposes.	<ul style="list-style-type: none"> • Council
19	Options Paper – clarification of terminology	An addendum to be attached to the Options Paper developed in Stage 3 to ensure that the distinctions between land suitability and land capability are understood.	Clarification of the terminology and definitions for Land Suitability and Land Capability are provided.	<ul style="list-style-type: none"> • Council

Policy Direction 2: Protect and improve environmental values and respond to natural hazards

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
20	Desired future character statements	Prepare 'Character Statements' which project a desired future character for rural localities that foster and guide development creating unique rural destinations and experiences often linked to rural villages.	Localities develop consistent with their desired future character, and support promotion of the unique features and opportunities of each locality.	<ul style="list-style-type: none"> • Council • Local communities
21	Biodiversity & Habitat Management	Finalise Tweed DCP 2008 section A19 Biodiversity and Habitat Management	Local guidelines and planning provisions for biodiversity and habitat management.	<ul style="list-style-type: none"> • Council
22	Regional conservation strategies	Council supports, and its development assessment procedures ensure that assessment of development proposals consider Regional conservation strategies such as the North Coast Regional Plan 2036, LLS Northern Rivers Catchment Action Plan 2013 – 2023 and the Border Ranges Rainforest Biodiversity Management Plan.	Development assessment guidelines incorporate consideration of Regional conservation strategies.	<ul style="list-style-type: none"> • Council • LLS • Landowners
23	Catchment health indicators	In conjunction with North Coast Local Land Services and the Office of Environment and Heritage establish a set of catchment health indicators by which the cumulative impact of development and changing landuse practices can be measured and managed.	Indicators provide feedback on the health of the catchment and drainage system.	<ul style="list-style-type: none"> • Council • LLS • OEH • DPI • Community • Landowners • Government Agencies
24	Monitoring of catchment management practices	In conjunction with the Department of Primary Industries and Office of Environment and Heritage undertake a bi-annual audit of landuse and land management practices to identify opportunities to improve the health of the environment.	Bi-annual audits provide opportunity to undertake continual improvement in landuse practices.	<ul style="list-style-type: none"> • Council • LLS • DPI • OEH • Other groups and agencies as appropriate

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
All rural zoned land	Long term Ongoing	Low	<ul style="list-style-type: none"> Cooperative arrangements between retailers and producers 	<ul style="list-style-type: none"> Tweed Economic Development Strategy 2014 Sustainable Agriculture Strategy
Rural Tweed	Short term	Low	<ul style="list-style-type: none"> Rates review 	
Rural Tweed	Short term	Within existing budget	<ul style="list-style-type: none"> Addendum to Options Paper 	

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Medium term	Low to medium	<ul style="list-style-type: none"> Tweed DCP 2008 Locality Plans 	<ul style="list-style-type: none"> Rural Villages Strategy Locality plans Scenic Landscape Strategy This may be incorporated into the new Rural Land section of the DCP
Rural Tweed	Short term	Low	<ul style="list-style-type: none"> Tweed DCP 2008 	
Tweed Shire	Medium to long term Ongoing	Low Ongoing	<ul style="list-style-type: none"> Council policy, development assessment procedures, and work programs 	<ul style="list-style-type: none"> Tweed Vegetation Management Strategy 2004 Draft Tweed Biodiversity & Habitat DCP Council's landholder biodiversity incentives scheme
Rural Tweed	Medium to long term Ongoing	Low to medium	<ul style="list-style-type: none"> Tweed DCP 2008 Council policy and procedures. Collaboration between agencies and Council. 	<ul style="list-style-type: none"> Tweed Drinking Water Catchment
Rural Tweed	Medium to long term Ongoing	Low	<ul style="list-style-type: none"> Council policy and work program 	<ul style="list-style-type: none"> Tweed Drinking Water Catchment

Policy Direction 2: Protect and improve environmental values and respond to natural hazards

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
25	Landscape heritage protection	Prepare guidelines for incorporation into Tweed DCP 2008, to ensure that the heritage values of the landscape are recognised, preserved and protected.	Landscape heritage values are identified and protected.	<ul style="list-style-type: none"> • Council • OEH • Community
26	Scenic Landscape Strategy	Finalise the Tweed Scenic Landscape Strategy	A strategy for the preparation of scenic impact investigations; guidelines and procedures for assessment of development applications and planning proposals.	<ul style="list-style-type: none"> • Council
27	Scenic impact assessment	Establish clear guidelines for when a visual impact assessment is required.	Development proposals with the potential to impact scenic amenity are recognised and considered during the early stages of the planning process.	<ul style="list-style-type: none"> • Council • Proponents
28	Scenic landscape – Assessment	Review opportunities to integrate the visual impact assessment questions listed in the Options Paper prepared in Stage 3, as a basis for preparing a visual impact statement for lodgement with planning proposals and development applications.	A suite of criteria to facilitate assessment of planning proposals and development applications.	<ul style="list-style-type: none"> • Council
29	Scenic landscape – maps	Investigate opportunities to integrate the Landscape Evaluation Maps from the Scenic Landscape Evaluation of Brouwer (1995) into mapping outputs of the Scenic Landscape Strategy.	Scenic landscapes identified by Brouwer integrated where appropriate into mapping outputs of the Scenic Landscape Strategy and available for consideration in preparation of scenic impact assessments.	<ul style="list-style-type: none"> • Council
30	Scenic landscape – map updates	Update scenic landscape maps produced during preparation of the Scenic Landscape Strategy when studies are provided with planning proposals and development applications.	Scenic landscape maps are continually updated.	<ul style="list-style-type: none"> • Council • Proponent
31	Housing siting and design	Prepare guidelines for the siting and design of dwellings and associated infrastructure in rural Tweed.	Housing design principles, guidelines and controls prepared to protect agricultural land, minimise any adverse visual or scenic impacts, and produce a net benefit to the environment.	<ul style="list-style-type: none"> • Council • Housing associations and building industry
32	Net environmental benefit	Guidelines and assessment criteria are developed to quantify the extent of offsets required to compensate for the benefit of an additional dwelling.	A net environmental benefit is achieved contiguous with the benefits of additional rural housing.	<ul style="list-style-type: none"> • Council • Landowners
33	Density bonus	That the concept of a density bonus be considered in any strategy for closer settlement or higher density rural living opportunities.	Net environmental benefits and opportunities for affordable housing from increased density of development.	<ul style="list-style-type: none"> • Council • Development industry • Community

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Medium to long term Ongoing	Low	<ul style="list-style-type: none"> Tweed DCP 2008 	<ul style="list-style-type: none"> This may be incorporated into the new Rural Land section of the DCP Including Aboriginal values
Tweed Shire	Short term	Medium Within Council's existing work program	<ul style="list-style-type: none"> Scenic Landscape Strategy Tweed LEP 2014 Tweed DCP 2008 	<ul style="list-style-type: none"> Tweed Scenic Landscape Evaluation 1995 (Brouwer)
Tweed Shire	Short term	Low	<ul style="list-style-type: none"> Scenic Landscape Strategy Tweed DCP 2008 	<ul style="list-style-type: none"> Based on Preferred Option 16 in the Options Paper
Tweed Shire	Short term	Within current Council work program	<ul style="list-style-type: none"> Scenic Landscape Strategy Tweed LEP 2014 Tweed DCP 2008 	<ul style="list-style-type: none"> Based on Preferred Option 17 in the Options Paper
Tweed Shire	Short to medium term	Within current Council work program	<ul style="list-style-type: none"> Scenic Landscape Strategy GIS map production 	<ul style="list-style-type: none"> Based on Preferred Option 15 in the Options Paper
Tweed Shire	Medium to long term Ongoing	Low Ongoing	<ul style="list-style-type: none"> Scenic Landscape Strategy GIS map production 	
Rural Tweed	Medium term	Subject to budget allocation	<ul style="list-style-type: none"> Tweed DCP 2008 	<ul style="list-style-type: none"> Preferred option 18 in the Options Paper from Stage 3 This is in addition to any other provisions that may apply in the DCP This may be incorporated into the new Rural Land section of the DCP
Rural Tweed Environmental land	Medium term	No budgetary implications Completed within existing development assessment procedures	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	
Rural Tweed	Medium to long term Ongoing	Low	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	<ul style="list-style-type: none"> Preferred option 20 in the Options Paper from Stage 3

Policy Direction 2 Protect and improve environmental values and respond to natural hazards

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
34	Role of planning agreements in revegetation	Investigate the opportunity to use planning agreements under section 93 of the <i>Environmental Planning and Assessment Act 1979</i> (EPAA), to establish flora and fauna corridors and rehabilitate degraded land.	Commitment to rehabilitate native vegetation secured.	<ul style="list-style-type: none"> • Landowners • Property owners • Council
35	E Zone Review and riparian corridors	Implement the recommendations of the Northern Councils E Zone Review including consideration of riparian corridors.	E Zones are implemented through amendment of Tweed LEP 2014, and riparian corridors are identified and protected by application of appropriate landuse zones.	<ul style="list-style-type: none"> • Council • DPE • Community
36	Setbacks – effluent disposal adjoining riparian corridors	Review setback requirements for effluent disposal on land adjoining permanent water bodies for on-site effluent disposal to ensure consistency with the requirements of AS/NZS 1547/2012 On-site domestic wastewater management, Designing and Installing On-Site Wastewater Systems, and the ‘Silver Book’.	<p>Potential for faecal and nutrient contamination of watercourses and water bodies is minimised.</p> <p>Buffers are established which provide added protection for waterways, streams, rivers, wetlands, and known drinking water sources.</p>	<ul style="list-style-type: none"> • Council • Office of Water • Community
37	On site effluent disposal	Continue identification and certification of on-site effluent disposal systems, particularly within the buffer established along riparian land are inspected regularly and certified, to ensure that treatment and disposal systems are operating in accordance with Council standards and the NSW Environment and Health Protection Guidelines for On-site Sewage Management for Single Households.	All rural dwellings have on-site effluent disposal systems that have been certified as complying with the relevant health and safety requirements. Potential for contamination of groundwater and surface water systems reduced.	<ul style="list-style-type: none"> • Council • Office of Water • Community
38	Access to water bodies	Develop guidelines to protect public access to water bodies across rural Tweed.	Public access to local watercourses and water bodies secured where possible.	<ul style="list-style-type: none"> • Council • Office of Water • Landowners
39	Rehabilitation of degraded land	Review Council’s planning provisions and enforcement procedures to ensure that remediation of degraded land is considered during assessment of planning proposals and development applications.	<p>Degraded land is rehabilitated, catchment health and associated water quality improves.</p> <p>Vegetation is adequately assessed from local and regional perspectives.</p>	<ul style="list-style-type: none"> • Council • Government agencies • Property owners • Community groups
40	Education – environmental	Work with State Agencies to augment and customise education activities with rural landholders to minimise land degradation, improve the quality of the environment and quality of runoff water from agricultural and rural areas.	Rural Landowners have access to information and gain skills in best practice management of rural and agricultural land.	<ul style="list-style-type: none"> • Government agencies • Council

Area affected	Time frame	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Medium to long term Ongoing	Low	<ul style="list-style-type: none"> Tweed DCP 2008 EPAA Planning proposals 	<ul style="list-style-type: none"> May be considered separately, or when assessing planning proposal requests or development applications
Rural Tweed	Short term	Within existing work program	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	<ul style="list-style-type: none"> Tweed Vegetation Management Strategy 2004 Draft Tweed Biodiversity & Habitat DCP
Permanent creeks and water bodies and adjoining land	Medium to long term Ongoing	Low	<ul style="list-style-type: none"> Tweed DCP 2008 Development assessment criteria 	<ul style="list-style-type: none"> Coastal Zone Management Plan Environment & Health Protection Guideline: On-site Sewage Management for Single Households (1998) May be incorporated into the new Rural Land or buffer section of Tweed DCP 2008 Tweed Drinking Water Management Plan
All rural effluent disposal systems and associated infiltration or disposal areas.	Medium to long term Ongoing	Within existing resources	<ul style="list-style-type: none"> Council policy and work programs 	<ul style="list-style-type: none"> Guidelines for On-site Sewage Management for Single Households (1998) Tweed Drinking Water Management Plan
Rural Tweed fronting permanent water bodies.	Medium term	Low	<ul style="list-style-type: none"> Council policy Tweed LEP 2014 	
Rural Tweed	Medium to long term Ongoing	Low	<ul style="list-style-type: none"> Existing assessment procedures and work programs 	<ul style="list-style-type: none"> Far North Coast Regional Conservation Plan 2010 The Northern Rivers Catchment Action Plan 2013–2023
Rural Tweed	Medium to long term Ongoing	Low to medium	<ul style="list-style-type: none"> Special needs targeted programs 	<ul style="list-style-type: none"> Living and working in rural areas 2007 Budget implications subject to the nature of the education process and funding sources

Policy Direction 2: Protect and improve environmental values and respond to natural hazards

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
41	Vegetation corridors – planning proposals	Ensure that during assessment or rezoning proposals, consideration is given to the ability to include defined locations for the establishment of vegetated corridors linking core areas of remnant or isolated vegetation and thereby facilitating species migration.	Connectivity of remnant vegetation enhanced and fauna viability enhanced. Assessment of rezoning and development proposals considers the potential for a net environmental benefit from creation of vegetated corridors.	<ul style="list-style-type: none"> • Council • LLS • Landowners • OEH
42	Planning for bushfire protection	Ensure that all future rezoning of land adheres to the principles of Planning for Bushfire Protection 2006.	Future development of land respects the need to comply with the requirements for bushfire protection prior to rezoning land.	<ul style="list-style-type: none"> • Council • NSW Rural Fire Service • Proponents and landowners
43	Priority weed control	Review existing mechanisms for the control of priority and invasive weeds on public land, especially road reserves.	Invasive weeds on public and private land are controlled and their spread minimised through a more collaborative framework.	<ul style="list-style-type: none"> • Rous County Council • Council • Rural landowners
44	Non-priority weed management	Support opportunities to manage and reduce the impact of non-priority weeds affecting agricultural productivity and biodiversity values. Prepare a weed management strategy that targets private properties within individual catchments or clusters of properties and provides resources to systematically treat infestations.	Weed management in targeted locations or sub-catchments is achieved through a cooperative whole-of-community or group approach.	<ul style="list-style-type: none"> • Rous County Council • LLS • Landcare network • OEH • Council • Landowners
45	Camphor Laurel	Review options for the control or eradication of Camphor Laurel.	Camphor Laurel is better controlled and eradication where possible is seen as a realistic future outcome.	<ul style="list-style-type: none"> • Rous County Council • LLS • Council • Landowners
46	Climate change sustainable landuse practices	Research and promote the role of the rural sector in reducing greenhouse gas emissions and absorbing carbon dioxide.	The rural sector is aware and engaged in reducing greenhouse gas emissions and sequestration of carbon dioxide.	<ul style="list-style-type: none"> • Council • Research partners • OEH • LLS

Policy Direction 3: Support economic development

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
47	Diversification and value-adding	Through a collaborative approach with community, stakeholders and industry investigate and report on impediments to innovation, diversification and value-adding of agricultural and rural industries and opportunities to overcome these impediments.	Innovation, diversification and value-adding of local rural produce results in improved viability of rural enterprises	<ul style="list-style-type: none"> • Council • Rural landuser groups • RDA • Business chambers • DPE

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Medium to long term Ongoing	Low External grant funding	<ul style="list-style-type: none"> • Work program • Special projects • Tweed LEP 2014 • Tweed DCP 2008 • Planning proposals • Development assessment procedures 	<ul style="list-style-type: none"> • The Northern Rivers Catchment Action Plan 2013–2023 • Tweed Vegetation Management Strategy 2004 • Draft Tweed Biodiversity and Habitat DCP • North Coast Regional Plan 2036
Rural Tweed	Medium to long term Ongoing	No budgetary implications Completed within existing procedures	<ul style="list-style-type: none"> • Assessment of requests for rezoning of land • Development assessment criteria 	<ul style="list-style-type: none"> • Planning for Bushfire Protection 2006
All public land, including road reserves and environmental land Privately owned land	Medium to long term Ongoing	Low Ongoing	<ul style="list-style-type: none"> • Collaborative partnership with North Coast Weeds • Council's Delivery Program and Operational Plan 	<ul style="list-style-type: none"> • North Coast Regional Weed Committee • Draft North Coast Regional Weed Management Plan • Local Weed Management Implementation Plans • <i>Biosecurity Act 2015</i>
Rural Tweed	Medium to long term Ongoing	Low	<ul style="list-style-type: none"> • Council's existing biodiversity programs • Tweed DCP 2008 new Biodiversity and Habitat Management section. 	
Rural Tweed	Medium to long term Ongoing	Low	<ul style="list-style-type: none"> • Council's existing biodiversity programs • Tweed DCP 2008 new Biodiversity and Habitat Management section 	
	Medium term	Pending external grant funding and Council contribution	<ul style="list-style-type: none"> • Research • Education • Emissions reduction fund • Landowners 	<ul style="list-style-type: none"> • NSW Climate Change Framework • Tweed Sustainable Agriculture Strategy

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Medium to long term Ongoing	Medium	<ul style="list-style-type: none"> • Jointly funded review, report and strategy • Economic development strategies • Incubator projects and industry specific initiatives • Tweed LEP 2014 • Tweed DCP 2008 	<ul style="list-style-type: none"> • Economic Development Strategy • Sustainable Agriculture Strategy

Policy Direction 3: Support economic development

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
48	Priority landuses	Establish a framework which ensures that economic development initiatives keep rural tourism, agriculture and environmental protection as established priority areas.	Rural tourism and agricultural activities are supported and encouraged through a framework and processes which keeps them current.	<ul style="list-style-type: none"> • Destination Tweed • Council • Rural industry associations and cooperatives (formal and informal) • DPE
49	Information network	In conjunction with Regional Development Australia, Tourism Australia, Destination Tweed, local Chambers of Commerce and other peak business groups, develop a network of information sharing which advises landowners and business operators of updates on best business practices, funding opportunities, etc.	<p>Information is available to existing and potential business enterprises seeking support for expansion, diversification, or commencement of rural focused enterprises.</p> <p>Rural business enterprises are informed, connected and resilient</p>	<ul style="list-style-type: none"> • Destination Tweed • RDA • Tourism Australia • Local Chambers of Commerce • Rural business enterprises • Council • Destination NSW
50	Industry-specific growth strategies	Support and encourage development of rural industry-specific growth strategies.	Industry-specific groups are promoted and growth supported through well targeted policy, growth and promotional strategies	<ul style="list-style-type: none"> • RDA • Destination Tweed • Tourism Australia • Local Chambers of Commerce • Rural business enterprises • Council • Destination NSW
51	Rewards and incentives	Investigate the implementation of a scheme of rewards and incentives opportunities to stimulate rural tourism and value-adding in rural Tweed.	Rural business is encouraged and supported through a range of incentives including business achievement awards.	<ul style="list-style-type: none"> • Council • Chambers of Commerce • Business operators and entrepreneurs
52	Telecommunications	Encourage enhancement of telecommunications infrastructure, including the NBN broadband network throughout rural Tweed as a means of supporting working from home and farm-based businesses.	Better access to telecommunications and greater access to information and networks.	<ul style="list-style-type: none"> • Government agencies • Telecommunications industry
53	Roadside stalls	Amend Tweed LEP 2014 by listing roadside stalls which are less than 8 square metres in size as exempt development in the RU1 Primary Production and RU2 Rural Landscape zones, subject to certain standards.	Subject to compliance with certain criteria to be developed in accord with the requirements of the RMS, including road safety, small scale roadside stalls are classified as exempt development.	<ul style="list-style-type: none"> • Council • RMS • Rural producers • Destination Tweed
54	Roadside stalls	Amend Tweed DCP 2008 to provide development standards for exempt roadside stalls.	Development standards for the making of small scale roadside stalls exempt development prepared and applied	<ul style="list-style-type: none"> • Council • RMS • Rural producers
55	Roadside stalls	A roadside stalls map and interactive web page on Council's website be developed in accordance with Council resolution of 17 April 2012.	Residents and visitors to rural Tweed are aware of the location of roadside stalls, and planning provisions support well located and designed stalls which promote locally produced rural produce.	<ul style="list-style-type: none"> • Council • RMS • Rural producers • Destination Tweed

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Medium to long term Ongoing	Low to medium Subject to budget and resource allocation of delivery partners	<ul style="list-style-type: none"> • Protocols, frameworks and processes established in agreement with delivery partners 	<ul style="list-style-type: none"> • Economic Development Strategy
Rural Tweed	Medium to long term Ongoing	Low to medium Subject to budget and resource allocation of delivery partners	<ul style="list-style-type: none"> • Information sharing network • Rural Land web page 	<ul style="list-style-type: none"> • Economic Development Strategy
Rural Tweed	Medium to long term Ongoing	Medium to high Subject to budget and resource allocation of delivery partners	<ul style="list-style-type: none"> • Growth strategies 	<ul style="list-style-type: none"> • Economic Development Strategy
Rural Tweed	Medium term	Low Subject to budget allocation	<ul style="list-style-type: none"> • Medium • Pathways for implementation pending findings of investigations 	<ul style="list-style-type: none"> • Business Investment Policy 2016 • Business Excellence Awards Tweed Shire (BEATS)
Rural Tweed	Long term	Low Subject to budget allocation of delivery partners	<ul style="list-style-type: none"> • NBN • Other communications opportunities yet to be defined 	<ul style="list-style-type: none"> • While roll out of the NBN is occurring, maximising the benefits to the rural community require further identification
Rural Tweed	Short term	Low	<ul style="list-style-type: none"> • Tweed LEP 2014 • Tweed DCP 2008 	
Rural Tweed	Short term	Low	<ul style="list-style-type: none"> • Tweed LEP 2014 • Tweed DCP 2008 	
Rural Tweed	Medium term	Low	<ul style="list-style-type: none"> • Council's GIS system • Tweed LEP 2014 • Tweed DCP 2008 	

Policy Direction 3: Support economic development

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
56	Function centres	Investigate the implications of making function centres permissible with consent in the RU2 zone and if findings support change to the LEP, that the LEP be amended accordingly.	If supported by the findings of an investigation of impact that function centres are made permissible with consent in the RU2 zone.	<ul style="list-style-type: none"> • Council
57	Function centres	If supported by the findings of an investigation into the impact of making function centres permissible with consent in the RU2 zone, that Tweed DCP 2008 be amended to provide appropriate objectives, guidelines and development requirements in accordance with the findings of the investigation.	Function centres which comply with development standards and planning provisions of Tweed LEP 2014 and Tweed DCP 2008 support a diversification of landuses.	<ul style="list-style-type: none"> • Council
58	Processing and packaging hub	Amend the Economic Development Strategy to promote the rural Tweed as a place for processing and packaging of products supporting local agriculture and rural industries.	Rural Tweed is seen as an opportunity to not just provide clean green rural produce but also adds value through processing and packaging locally.	<ul style="list-style-type: none"> • Rural landowner cooperatives • Produce marketing agents • Council
59	Processing and packaging hub	Amend Tweed LEP 2014 to make Rural Industries permissible with consent in the RU1 Primary Production zone.	Rural industries which include the handling, treating, production, processing, storage or packing of animal and plant agricultural products for commercial purposes are permissible with consent in the RU1 zone.	<ul style="list-style-type: none"> • Council
60	Processing and packaging hub	Prepare guidelines for the locating and management of impacts of rural industries in the RU1 zone to ensure that the character and visual amenity of the site and locality is not adversely impacted and productive agricultural and environmental land is protected.	Guidelines for the assessment of development applications for the construction of rural industries in the RU1 zone.	<ul style="list-style-type: none"> • Council

Policy Direction 4: Grow rural tourism

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
61	Rural Tourism Strategy	Prepare a tourism strategy which identifies and provides opportunities to overcome barriers to growth of rural tourism.	Barriers to the expansion of rural tourism are identified and a strategy developed to address limitations and promotes rural Tweed as a tourism destination.	<ul style="list-style-type: none"> • Destination Tweed • Rural landowners • Council
62	Tweed Destination Management Plan	Review the Tweed Destination Management Plan to ensure that the contribution of rural farmers to the economy is considered, and promotes the rural lifestyle benefits of living in or visiting rural Tweed.	The financial contribution of rural enterprises is recognised, and rural Tweed is given prominence in promotional material and other vehicles for highlighting the tourism opportunities of rural Tweed.	<ul style="list-style-type: none"> • Destination Tweed • Government agencies • Destination NSW • Council

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Short term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 	

Rural Tweed	Short term	Low	<ul style="list-style-type: none"> Tweed DCP 2008 	
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Rural Tweed	Medium to long term	Food processing hub Ongoing	<ul style="list-style-type: none"> Local rural cooperatives and joint ventures 	
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Rural Tweed	Short term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	
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Rural Tweed	Short term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	
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Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
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Rural Tweed	Medium term	Low to medium	<ul style="list-style-type: none"> Rural Tourism Strategy Tweed DCP 2008 	<ul style="list-style-type: none"> Economic Development Strategy Tweed Destination Management Plan Could incorporate many of the actions proposed under this policy direction
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Rural Tweed	Medium term	Low Subject to budget allocation of delivery partners	<ul style="list-style-type: none"> Revised and updated 	
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Policy Direction 4: Grow rural tourism

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
63	RU1 and RU2 zones increased flexibility	Amend Tweed LEP 2014 to increase the range of permissible with consent landuses in the RU1 and RU2 zones	<p>A greater diversity of landuses are made permissible with consent in Tweed LEP 2014, including small rural and related commercial and retail development.</p> <p>Innovation, value-adding and diversification of landuses consistent with the objectives of the zone, and planning provisions are supported.</p> <p>Potentially incompatible landuses are listed as prohibited in the LEP.</p>	<ul style="list-style-type: none"> • Council • DPE
64	RU1 and RU2 zones increased flexibility	Amend RU1 and RU2 zone objectives to ensure that the intention of providing greater flexibility with certainty of desirable and compatible development outcomes is clear and considered during assessment of planning proposals or development applications	Objectives of the RU1 and RU2 zones reflect the desired outcomes and future of the zones which include greater flexibility but with certainty about the potential site specific and cumulative impacts of development.	<ul style="list-style-type: none"> • Council • DPE
65	RU1 and RU2 zones increased flexibility	Prepare local planning provisions, guidelines, development principles and standards to ensure that development is consistent with the objectives of the zone, character and scenic amenity of the locality and that environmental values and productive or potentially productive agricultural land are protected.	Planning provisions provide assurance that development is consistent with the objectives of the zone, does not adversely impact local character, scenic amenity, or diminish environmental values and productive or potentially productive agricultural land.	<ul style="list-style-type: none"> • Council • DPE
66	Rural tourism – definition	Amend Tweed LEP 2014 to include an additional local provision which supports and defines rural tourism development.	Rural tourism is defined and related to planning provisions.	<ul style="list-style-type: none"> • Council
67	Tourist and visitor accommodation	Review options to amend Tweed LEP 2014 to permit with consent “tourist and visitor accommodation” in the RU1 and RU2 zones and then prohibit “backpackers’ accommodation”, “hotel and motel accommodation” but not “serviced apartments”.	Opportunities for greater diversity of compatible landuses integrated within a rural, environmental and scenic landscape.	<ul style="list-style-type: none"> • Council • DPE
68	Restaurants and cafes – RU1 zone	Amend Tweed LEP 2014 to make ‘restaurants and cafes’ permissible with consent within the RU1 Primary Production zone.	Opportunities for well designed and located rural development value-adding to locally produced rural produce.	<ul style="list-style-type: none"> • Council • DPE • Rural producers
69	Restaurants and cafes – RU1 zone	Prepare local provisions to ensure that development of ‘restaurants and cafes’ in the RU1 Primary Production zone is consistent with the objectives of the zone, character and scenic amenity of the locality and that environmental values and productive or potentially productive agricultural land are protected.	Guidelines and planning provisions provide clarity in relation to the function, design and location of ‘restaurants and cafes’ in the RU1 Primary Production zone.	<ul style="list-style-type: none"> • Council • DPE • Rural producers

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
RU1 and RU2 zoned land	Short term	Low to medium	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	<ul style="list-style-type: none"> Mixed use and other potentially useable landuses are currently prohibited in the RU1 and RU2 zones
RU1 and RU2 zoned land	Short term	Low to medium	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	
RU1 and RU2 zoned land	Short term	Low to medium	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	
Rural Tweed	Short term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 	<ul style="list-style-type: none"> Tweed LEP 2000 Schedule 1 Meaning of Terms
Rural Tweed	Short term	Low		<ul style="list-style-type: none"> Linked to actions 63–65
RU1 Primary Production zoned land	Short term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 	
RU1 Primary Production zoned land	Short term	Low	<ul style="list-style-type: none"> Tweed DCP 2008 	

Policy Direction 4: Grow rural tourism

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
70	DCP – rural tourism	Amend Tweed DCP 2008 to include guidelines and development assessment criteria for planning and design rural tourism proposals.	Council's requirements for tourism development ensure that innovation, diversification and value-adding are supported, and agricultural production, native vegetation and scenic amenity are protected or enhanced through clear objectives and development standards.	<ul style="list-style-type: none"> • Council • Destination Tweed • DPE • Rural landowners
71	Rural tourism map and information	Develop an updated 'Sites to see in the Tweed Valley' map and information sheets.	Tourists and local residents are aware of tourism destinations within rural Tweed.	<ul style="list-style-type: none"> • Destination Tweed • Rural landowners • Council
72	Tourism attractions	Update Council's rural roadside signage policy to highlight key features of the rural landscape and attractions.	Rural roadside interpretation signage installed to add value to sight-seeing in rural Tweed.	<ul style="list-style-type: none"> • Destination Tweed • Council • RMS • Local tourism operators
73	Farm-based tourism	Investigate options to support and promote farm-based tourism opportunities and have this recommendation included in a review of the Economic Development Strategy 2014.	A rural tourism strategy is developed which identifies opportunities for farm-based tourism and support mechanisms as part of promoting the rural tourism experience.	<ul style="list-style-type: none"> • Destination Tweed • Rural landowners • Council
74	Trails	Support where appropriate, creation of a network of trails throughout rural Tweed, utilising historical routes such as the postal trail and rail trail, and opportunities for tourism related development associated with this infrastructure.	A network of connected trails supporting a range of local tourism initiatives.	<ul style="list-style-type: none"> • Local interest groups • State Government agencies • Council • RDA • NPWS • Destination Tweed
75	Cycling	Support cycling as a tourism activity in rural areas and install signage along popular routes.	Cycling as a recreational, tourism, and economic activity is promoted and supported in rural Tweed.	<ul style="list-style-type: none"> • Destination Tweed • Council • Rural landowners
76	Small Rural Based Events	Investigate opportunities to support small rural-based events such as 'opera in the caldera' or equestrian events etc.	Temporary use of land for small events is supported in well located and designed locations.	<ul style="list-style-type: none"> • Destination Tweed • Council • Rural landowners • Entrepreneurs
77	Wedding functions	Prepare guidelines and planning provisions for the operation of wedding functions in rural areas.		<ul style="list-style-type: none"> • Council • DPE • Local community

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Short term	Low to medium	<ul style="list-style-type: none"> Assessment criteria for rezoning and Development Applications Tweed LEP 2014 Tweed DCP 2008 	<ul style="list-style-type: none"> Development Application and Building Certificate processes and requirements This could be incorporated into the new Rural Land section of the DCP Tweed Destination Management Plan
Rural Tweed	Medium term Ongoing need for updates	Low Subject to budget allocation of delivery partners	<ul style="list-style-type: none"> Promotional material utilising both electronic and printed media 	
Rural Tweed	Medium term	Low Roadside parking and signage will require funding	<ul style="list-style-type: none"> Delivery program Operational Plan 	
Rural Tweed	Medium term	Subject to budget allocation of delivery partners	<ul style="list-style-type: none"> Farm-based and rural tourism review and strategy Tweed LEP 2014 Tweed DCP 2008 Tweed Destination Management Plan 	<ul style="list-style-type: none"> While farm-stay accommodation is permissible with consent within the RU1 and RU2 zones further investigations into promotion of experiential tourism is required Economic Development Strategy
Historical trails and infrastructure or its easements.	Medium term	Low to medium Subject to budget allocation of delivery partners	<ul style="list-style-type: none"> A guide to trails within rural Tweed and opportunities for integration of economic and tourism development 	<ul style="list-style-type: none"> Rural Villages Strategy Austroroads guidelines
Rural roads, adjoining properties and public land	Long term	Low to medium Subject to budget allocation of delivery partners		<ul style="list-style-type: none"> Austroroads Australian standards Economic Development Strategy This could be incorporated into the network of trails
Rural Tweed	Medium term	Low	<ul style="list-style-type: none"> Major rural-based events strategy Could be incorporated into the broader Rural Tourism Strategy 	<ul style="list-style-type: none"> Tweed Shire Events Strategy 2016–2020
	Medium term	Low to medium	<ul style="list-style-type: none"> Council policy Tweed LEP 2014 Tweed DCP 2008 	

Policy Direction 4: Grow rural tourism

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
78	Indigenous cultural heritage	Work with the local Aboriginal Land Council to identify areas of cultural heritage significance that could lead to educational and tourism opportunities.	Indigenous cultural heritage is better understood as part of the rural experience for tourists, local residents and landowners.	<ul style="list-style-type: none"> • Local Aboriginal community • Tweed–Byron Local Aboriginal Land Council • OEH • NPWS • Council
79	Agricultural tourism funding	Investigate funding opportunities for establishing agriculturally focused rural tourism opportunities.	Agriculture as a tourism and rural experience is recognised and supported as a value-adding and diversification opportunity.	<ul style="list-style-type: none"> • Destination Tweed • RDA • Government agencies • Destination NSW • Council
80	Attached commercial and retail development	Investigate options for the establishment of restaurants, tea houses, and small scale commercial and retail development such as art, craft and hobby centres, pottery and café style development in association with rural dwellings.	Opportunities for mixed use development which augments existing dwellings for non-residential purposes investigated and options defined.	<ul style="list-style-type: none"> • Council • DPE

Policy Direction 5: Greater diversity of rural housing

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
81	Growth management principles	Prepare growth management objectives and principles for all development within rural Tweed.	A clear understanding of how rural Tweed is envisaged to grow consistent with the Desired Future Character Statements for destinations and localities.	<ul style="list-style-type: none"> • Council • DPE • Government agencies, Landowners and rural community • Business and industry representative groups
82	Dual occupancy (detached) on properties greater than 40ha	Amend Tweed LEP 2014 to permit with consent dual occupancy (detached) as a use on properties greater than 40 hectares in the RU1 and RU2 zones.	Dual occupancy (detached) will be permissible with consent on properties greater than 40 hectares in the RU1 and RU2 zones.	<ul style="list-style-type: none"> • Council • DPE • Landowners of properties greater than 40 hectares
83	Secondary Dwellings on properties greater than 10ha	Amend Tweed LEP 2014 to permit with consent secondary dwellings as a use on properties greater than 10 hectares in the RU1 and RU2 zones	Secondary Dwellings will be permissible with consent on properties greater than 10 hectares in the RU1 and RU2 zones.	<ul style="list-style-type: none"> • Council • Landowners of properties greater than 10 hectares
84	Rural workers' dwellings	Amend clause 4.2C in Tweed LEP 2014 Erection of rural workers' dwellings in Zones RU1 and RU2 by removing 4.2C(3)(d) which requires the land to be in a remote or isolated location.	Greater flexibility provided for the location of Rural workers' dwellings in Zones RU1 and RU2 zones.	<ul style="list-style-type: none"> • Council
85	E4 Environmental Living zone	Investigate the application of the E4 Environmental Living zone to clusters of properties less than 10 hectares not containing properties rated as Farmland in areas of special environmental value.	Small area rural lifestyle properties appropriately zoned.	<ul style="list-style-type: none"> • Council

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed Environmental zoned land National Parks	Medium term	Low to medium Subject to budget allocation of delivery partners	<ul style="list-style-type: none"> Guideline for the appreciation of Aboriginal cultural heritage as part of a rural tourism experience 	<ul style="list-style-type: none"> Draft Tweed Aboriginal Cultural Heritage Management Plan
Rural Tweed	Medium to Long term Ongoing	Low	<ul style="list-style-type: none"> Funded development opportunities 	<ul style="list-style-type: none"> Tweed Destination Management Plan
Rural Tweed	Short term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 Tweed Destination Management Plan 	
Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Short term	Low to medium	<ul style="list-style-type: none"> A statement or part of a Shire wide Growth Management Plan Council policy Tweed LEP 2014 	<ul style="list-style-type: none"> This could be linked to the Character Statements and the new DCP section on Rural Land Tweed Drinking Water Catchment Cumulative impact must be considered
Rural properties greater than 40 hectares in the RU1 and RU2 zones	Short term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	
Rural properties greater than 10 hectares in the RU1 and RU2 zones	Short term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	
RU1 and RU2 zoned land	Short term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	
Small area rural lifestyle properties less than 10 hectares.	Medium term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	<ul style="list-style-type: none"> E4 zones will typically be applied to low-impact residential developments in areas of special environmental value

Policy Direction 5: Greater diversity of rural housing

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
86	Dwellings – Guidelines	Prepare planning objectives, principles, guidelines and development standards for the siting, design, appearance including identification of building envelopes and exclusion areas which protect the productive capability of the land, scenic amenity of the site or locality, and environmental values, consistent with the character of the locality, and where development does not hinder the proper and orderly development of urban areas, and does not create unreasonable or uneconomic demands for the provision of public infrastructure, amenities or services and other matters deemed appropriate for dwellings in rural Tweed.	Rural housing is well located and designed to ensure protection of native vegetation, agricultural land, scenic amenity of the site and locality, consistent with the desired future character of the locality.	<ul style="list-style-type: none"> • Council • DPE • DPI • OEH • LLS • Government agencies, business and industry representative groups
87	Development contributions for small detached dwellings	Dual occupancy (detached) that meet the maximum floor area requirements for secondary dwellings to be exempt from payment of development contributions.	Development contributions for dual occupancy (detached) dwellings with a floor area equal to or less than that for secondary dwellings will be waived.	<ul style="list-style-type: none"> • Council • Landowners • Housing industry
88	Rural subdivision – supply and demand analysis	Planning proposals seeking a reduction in the MLS are to provide a supply and demand analysis, in addition to other requirements.	In the absence of a broader strategic approach to subdivision of rural land, any request for subdivision creating allotments less than the MLS must validate the request in part through a supply and demand analysis in accordance with guidelines to be prepared by Council.	<ul style="list-style-type: none"> • Council • DPE
89	Rural residential – supply and demand analysis	Undertake a supply and demand analysis as the first stage in assessing the need for further subdivision of rural land and a rural residential strategy.	A supply and demand analysis for small area lifestyle properties will provide guidance on the need for further investigations into development of rural land for lifestyle purposes.	<ul style="list-style-type: none"> • Council • DPE • DPI • Other Government agencies, business and landowners' representative groups
90	Dwelling Opportunity Map	Amend Tweed LEP 2014 clause 4.2B (3) to include a further basis for a dwelling being permitted on an existing lot or parcel of rural zoned land as follows: "... is a lot or a group of lots identified as having 1 Dwelling opportunity on the Dwelling Opportunity Map." After two years delete clauses 4.2B (3) (c) and (d).	<p>Dwelling opportunities will be identified and recorded for future reference.</p> <p>The need for complex and time consuming dwelling entitlement investigations will be eliminated.</p> <p>A Dwelling Opportunity Map is prepared and maintained up-to-date.</p>	<ul style="list-style-type: none"> • Council • Landowners with known dwelling entitlements on undersized allotments
91	Undersized allotments without dwelling entitlements – assessment criteria	Amend Tweed LEP 2014 and Tweed DCP 2008 to include criteria for the assessment of planning proposals for a variation to the MLS for the purposes of a dwelling on an existing undersized lot, and that the rural subdivision suitability criteria proposed in the Options Paper prepared in Stage 3 be incorporated, where appropriate, into those criteria.	Criteria established for assessment of planning proposals for a reduction in the MLS which would result in dwellings on undersized allotments.	<ul style="list-style-type: none"> • Council • DPE

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Short term	Medium	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 Development Assessment criteria 	<ul style="list-style-type: none"> Linked to amendments to Tweed LEP 2014 above Development Application Guide Draft Tweed Biodiversity and Habitat management DCP
RU1 and RU2 zoned land	Short term	Low	<ul style="list-style-type: none"> Tweed DCP 2008 Section 94 Contributions Plan 	<ul style="list-style-type: none"> To be reviewed after an initial period of two years
Rural Tweed	Short term	Low to medium Funded by proponent	<ul style="list-style-type: none"> Site specific supply and demand analysis 	
Rural Tweed	Medium term	Low to medium	<ul style="list-style-type: none"> Rural Tweed supply and demand analysis 	
Allotments less than the minimum lot size	2 year sunset clause to apply to generation of map and implementation	Low Ongoing	<ul style="list-style-type: none"> Tweed LEP 2014 Development Assessment Guidelines 	<ul style="list-style-type: none"> Based on preferred option 13 in the Options Paper completed in Stage 3. Potential for increased demand for dwelling entitlement investigations during the sunset period
Allotments smaller than the minimum lot size which do not have a known dwelling entitlement	Short term Subject to work program commitments	Low	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 Development assessment criteria 	<ul style="list-style-type: none"> Council's Development Application Guide Could be included in Dwellings – Guidelines and incorporated into the new Rural Land section of the DCP Dwelling Opportunity map

Policy Direction 5: Greater diversity of rural housing

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
92	Allotments split by infrastructure	Undertake a review of the potential implications of making permissible with consent subdivision and dwellings on parcels of land fragmented from the original homestead block due to construction of infrastructure, and if supported, establish criteria to ensure the protection of agricultural land and include the criteria in the assessment list to be developed for undersized allotments in Action 91.	Policy approach and assessment criteria developed for management of requests for dwellings on parts of allotments fragmented by construction of infrastructure such as roads.	<ul style="list-style-type: none"> • Council • DPE • Service and infrastructure providers • Landowners
93	MO and Community Title	Investigate options and if appropriate, prepare guidelines for the conversion of existing legal multiple occupancy and rural landsharing community developments to Community Title, Torrens Title or appropriate alternative that provides legal title to at least part of the property.	<p>Owners of property in legal multiple occupancy or rural landsharing community development may have the opportunity to convert to community title, Torrens Title or other alternative opportunity to secure legal title to at least part of the property.</p> <p>The ability, desirability, and implications of such a conversion are fully understood.</p>	<ul style="list-style-type: none"> • Council • DPE • Landowners
94	Rural landsharing communities – local provision	Amend Tweed LEP 2014 to include a local provision for rural landsharing communities consistent with the requirements of the DPE Planning System Circular PS 16-002 and SEPP (Integrations and Repeals) 2016 Schedule 1 Rural Landsharing Communities.	Local provisions for rural landsharing communities included in Tweed LEP 2014.	<ul style="list-style-type: none"> • Council • DPE
95	Small lot clusters and R5 Large Lot Residential	Investigate the ability for properties typically less than 10ha in existing clusters and R5 Large Lot Residential zoned land to be further subdivided to increase housing density without expanding the footprint of the cluster, impacting agricultural land, environmental values, scenic amenity or character of the locality.	Selected clusters of small lot properties are provided the opportunity to undertake further subdivision where no properties are rated 'Farmland', and impacts upon agricultural land, the environment and scenic amenity or character of the locality are not detrimental, and does not create unreasonable or uneconomic demands for the provision of public infrastructure, amenities or services.	<ul style="list-style-type: none"> • Council • DPE • Owners of small lot properties within existing cluster developments
96	Small lot clusters and R5 Large lot residential land	Should a strategic review support further subdivision of properties in small lot clusters and all or part of R5 zoned land, develop guidelines and planning provisions to ensure a desirable built form and environmental outcome.	Additional housing is provided in strategically justified locations where the desired future character, scenic amenity, impact on agricultural land, environment, Aboriginal cultural heritage, and amenity of the locality are protected or enhanced.	<ul style="list-style-type: none"> • Council • DPE • Local community • Owners of small lot properties
97	Clause 4.6	Clarify the use of Tweed LEP 2014 clause 4.6 as a means of varying development standards, including variations to the minimum lot size and allocation of dwelling entitlement.	The applicability of Clause 4.6 of Tweed LEP 2014 for amendment to development standards such as minimum lot size requirement for properties on allotments less than the MLS and which currently do not have a dwelling entitlement is clarified.	<ul style="list-style-type: none"> • Council • DPE

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Part of allotments fragmented by infrastructure where subdivision would create an allotment less than the MLS.	Long term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	<ul style="list-style-type: none"> SEPP (Infrastructure) 2007 Does not include streams and natural features of the landscape This does not relate to fragmentation due to natural processes such as creeks and streams
Land containing legal Multiple Occupancy and rural landsharing communities	Medium term	Low Predominantly at the landowner's expense.	<ul style="list-style-type: none"> Tweed LEP 2014 Guidelines if appropriate 	<ul style="list-style-type: none"> SEPP (Integration and Repeals) 2016 Schedule 1
Rural land	Short term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 	<ul style="list-style-type: none"> SEPP (Integration and Repeals) 2016 Schedule 1
Existing small lot clusters of rural residential development typically less than 10ha in RU1 and RU2 zoned land	Medium term	Low to medium	<ul style="list-style-type: none"> Tweed LEP2014 Tweed DCP 2008 Development Assessment guidelines 	
	Medium term	Low to medium	<ul style="list-style-type: none"> Tweed LEP 2014 	<ul style="list-style-type: none"> Tweed LEP2014 Tweed DCP 2008 Development Assessment guidelines
RU1 and RU2 zoned land	Short term	Low	<ul style="list-style-type: none"> Tweed LEP2014 Tweed DCP 2008 Development Assessment guidelines 	<ul style="list-style-type: none"> This could be incorporated into the new Rural Land section of Tweed DCP 2008

Policy Direction 5 Increase diversity of rural housing

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
98	Rural village expansion	Define the potential extent of rural village expansion to provide additional rural housing opportunities and allow for protection of agricultural land.	The potential for expansion of rural villages into surrounding rural land is known and adopted within Council policies, strategies and planning provisions.	<ul style="list-style-type: none"> • Council • Rural village residents • Surrounding rural landowners
99	Seniors' housing	Facilitate and encourage opportunities for a diversity of housing including seniors' housing within rural villages.	Opportunities for seniors' housing is investigated and opportunities for integration with existing rural villages considered and supported where appropriate.	<ul style="list-style-type: none"> • Government agencies • Council • Aged care providers
100	Surface and groundwater	Criteria for assessing potential impacts of additional housing in rural areas on surface and groundwater to be developed in consultation with the Office of Water.	The potential impact of additional housing on surface and groundwater is identified and responded to appropriately.	<ul style="list-style-type: none"> • Council • Office of Water • Landowners • Housing industry
101	Flooding – local	Extend the Tweed Valley Floodplain Risk Management Plan into the upper parts of the catchment to ensure that localised flooding above Murwillumbah is understood and taken into account when assessing development applications.	The potential impact of localised flooding in the upper catchment is considered in the assessment of planning proposals and development applications.	<ul style="list-style-type: none"> • Council • OEH
102	Steep land	Amend Tweed DCP Section A1 to ensure that development on land greater than 12 degrees is minimised and that the scenic impact of any development, including dwellings, roads and buffers are considered and appropriate provisions to minimise or prevent adverse impacts are addressed in assessment of development proposals.	<p>Potentially adverse impacts of development on steep land are avoided or minimised and managed.</p> <p>The visual impact of development on steep land is considered in assessment of development applications.</p>	<ul style="list-style-type: none"> • Council • Housing industry
103	Dwellings constructed without approval	Prepare a situation paper on dwellings constructed without consent and for Council to establish its position on this matter.	An investigation into dwellings constructed without consent is completed and Council establishes its position on this matter.	<ul style="list-style-type: none"> • Council • DPE • Local community • Owners of dwellings constructed without consent

Policy Direction 6 Council requirements are transparent and planning procedures streamlined where possible

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
104	Cultural heritage	Amend Tweed LEP 2014 to include an additional aim/objective for RU1 and RU2 zones regarding the retention of Aboriginal and European cultural heritage.	Tweed LEP 2014 is amended to include reference to Aboriginal and European cultural heritage in the objectives of the RU1 and RU2 zones.	<ul style="list-style-type: none"> • Council
105	Meetings	Without prejudice meetings with applicants (at minimal cost) to assist in problem solving for past or future activities proposed on rural land.	Applicants are able to meet with Council officers to discuss and where possible resolve rural land related planning matters.	<ul style="list-style-type: none"> • Council • Proponent(s)

Area affected	Time frame	Cost implications	Implementation pathway	Related plans/strategies and notes
RU1 and RU2 zoned land adjoining rural villages	Medium to long term	Medium	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	<ul style="list-style-type: none"> Rural Villages Strategy Tweed Urban and Employment Land Release Strategy 2009
RU5 Village zoned land Land adjoining or in close proximity to rural villages	Medium term	Subject to work programme	<ul style="list-style-type: none"> Tweed LEP2014 Tweed DCP 2008 Development Assessment guidelines 	<ul style="list-style-type: none"> SEPP (Housing for Seniors or People with a Disability) 2004
RU1 and RU2 zoned land	Medium term	Low Subject to budget allocation of delivery partners	<ul style="list-style-type: none"> Guidelines Tweed DCP 2008 Development Assessment criteria 	<ul style="list-style-type: none"> Development Application Guide
RU1 and RU2 zoned land	Short term	Low	<ul style="list-style-type: none"> Tweed DCP 2008 Development Assessment guidelines 	<ul style="list-style-type: none"> Development Application Guide
RU1 and RU2 zoned land Land with a slope greater than 12 degrees	Medium term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	<ul style="list-style-type: none"> Development Application Guide
Rural Tweed	Medium term	Low to medium	<ul style="list-style-type: none"> Council policy and/or strategy Tweed LEP 2014 Tweed DCP 2008 	

Area affected	Time frame	Cost implications	Implementation pathway	Related plans/strategies and notes
RU1 Primary Production; RU2 Rural Landscape All environmentally zoned land	Short term	Subject to budget allocation	<ul style="list-style-type: none"> Tweed LEP 2014 	<ul style="list-style-type: none"> Tweed DCP 2008
Rural Tweed	Short term	Low Within existing Council budget and complemented by a nominal fee.	<ul style="list-style-type: none"> Council policy Procedural 	<ul style="list-style-type: none"> Options Paper Preferred Option 25

Policy Direction 6: Council requirements are transparent and planning procedures streamlined where possible

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
106	Planning charrettes	Promote Council supported planning charrettes or facilitated workshops to explore and if possible resolve complex issues for larger rural projects or proposals in an open and transparent way without significant time delays.	Planning Charrettes are conducted to scope out and provide guidance on complex planning proposals and development applications	<ul style="list-style-type: none"> • Council • Proponent(s) • Relevant government agencies
107	Community participation	Review Council community engagement procedures to facilitate an improved approach to involving the rural community in decision making processes.	The rural community has better access to information and more able to contribute to decision making about issues that relate to rural landuse planning and management	<ul style="list-style-type: none"> • Council • Rural community
108	Rural land issues prioritised and the community engaged	Review Council committees, intra-Council and inter-governmental working groups and consultation structures to ensure that rural issues are considered on meeting agendas, and potentially impacted landowners are engaged in the decision making process.	Rural landuse planning and management issues are considered and responded to at all levels and the affected community is engaged in the decision making process.	<ul style="list-style-type: none"> • Council • Inter-governmental working groups • Non-government service providers • Rural Landowners and affected groups
109	Planning system review	Conduct an annual review of Council's planning requirements and systems in response to feedback on the processes and outcomes of the implementation of this plan.	The impact of implementing policy and actions derived from the Rural Land Strategy will be assessed for effectiveness on an annual basis or more frequently as required.	<ul style="list-style-type: none"> • Council
110	Planning officer	Council to make available a dedicated planner as the principle point of contact for assistance and assessment of development applications relating to rural land.	A dedicated planning officer is available to address queries relating to development applications, and who has an understanding of rural land related matters.	<ul style="list-style-type: none"> • Council
111	s149 certificates	Amend Council's section 149 certificates to advise of the potential implications of living in or near agricultural or rural land.	Enquiries relating to potential property purchases are notified of rural land related matters within 149 Certificates.	<ul style="list-style-type: none"> • Council
112	Rural services and facilities – needs	<p>In consultation with the local community, identify the service and infrastructure needs and desires of the rural community.</p> <p>Review Council's service delivery model for the provision of facilities and services to rural landowners and village residents to provide, where possible, access to improved information, transport, and local services and facilities.</p>	The needs and desires of the rural community have been identified, assessed and responded to as appropriate.	<ul style="list-style-type: none"> • Council • Rural community
113	Rural services and infrastructure – provision	Ensure that resourcing strategies of Council (Community Strategic Plan, Delivery Program and Operational Plan), and service and infrastructure providers accommodate long-term planning, maintenance and/or improvement of rural services and infrastructure.	Provision of rural services and infrastructure are factored into Council and infrastructure service delivery strategies.	<ul style="list-style-type: none"> • Council • Service and Infrastructure providers

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Short term	Low On a fee for service basis yet to be established.	<ul style="list-style-type: none"> • Council policy • Procedural 	<ul style="list-style-type: none"> • Options Paper Preferred Option 26
Rural Tweed	Short term	Low	<ul style="list-style-type: none"> • Council policy • Procedural 	<ul style="list-style-type: none"> • Implementation will be impacted by mechanisms required to enhance community participation
Rural Tweed	Short to medium term	Low	<ul style="list-style-type: none"> • Council policy • Procedural 	
Rural Tweed	Short term	Within existing Council budget	<ul style="list-style-type: none"> • Council policy • Procedural 	<ul style="list-style-type: none"> • Options Paper Preferred Option 27
Rural Tweed	Short term Ongoing	Low Ongoing	<ul style="list-style-type: none"> • Council policy • Procedural 	<ul style="list-style-type: none"> • Resourced from existing pool of development assessment officers
Rural Tweed	Short term	Subject to budget allocation	<ul style="list-style-type: none"> • 149 Certificates 	
Rural Tweed	Medium term	Low to medium	<ul style="list-style-type: none"> • Council policy • Procedural 	
Rural Tweed	Long term Ongoing	High To be factored into long term budgets	<ul style="list-style-type: none"> • Delivery Program and Operational Plan • Infrastructure and service provider work programs 	

Policy Direction 6: Council requirements are transparent and planning procedures streamlined where possible

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
114	Rural development road infrastructure assessment	Proponents to provide assessment of the impact of development on rural roads, bridges and other infrastructure to ensure that the capacity of the road infrastructure is capable of sustaining increased use.	Increased traffic on rural roads does not exceed the capacity of road infrastructure.	<ul style="list-style-type: none"> • Council
115	Road Contribution Plan (S94 plan)	Ensure that the Tweed Road Contribution Plan (S94 plan) remains current and linked to any increases in the potential for traffic generating rural development (such as rural housing and farm based businesses)	The Tweed Road Contribution Plan is up-to-date and reflects demands from an increased use of rural roads.	<ul style="list-style-type: none"> • Council
116	Transport Plan – alternatives to cars	Encourage the preparation of a Transport Plan in collaboration with public and private transport providers which will integrate rural, village and urban areas and address: <ul style="list-style-type: none"> • Alternatives to the use of cars; • Transport routes; • Provide a range of sustainable transport modes, i.e. walking, cycling, public transport, community transport; • Links between the transport nodes, and • Maintaining the amenity of rural Tweed. 	Transport infrastructure supports mobility and connectivity of the rural community.	<ul style="list-style-type: none"> • Council • RMS • Private service providers
117	Social planning	Review Council's Community Infrastructure Framework 2014, the Network Plan to be derived from it, and other relevant strategies and policies to integrate actions which address the needs of rural youth, older residents, residents with a disability, residents from linguistically and culturally diverse backgrounds, and low income families.	The particular social and welfare needs of the rural community are identified and responded to accordingly.	<ul style="list-style-type: none"> • Council • Government agencies • Social and community welfare groups
118	'How to' information sheet	Prepare a fact sheet on the roles and responsibilities of Council, procedures and requirements, and where to find help or information on rural landuse planning and management matters.	Information regarding where to find assistance from Council on landuse planning requirements and provisions on matters relevant to rural land is provided in a single document.	<ul style="list-style-type: none"> • Council
119	Rural housing – register	Establish a database of rural housing identifying the location of houses in rural zones.	The location of houses in rural Tweed are known.	<ul style="list-style-type: none"> • Council • Service and infrastructure providers
120	Complaints register	Establish a register of complaints relating to rural landuse and management activities.	A register of complaints is established and monitored for response within the annual review of planning systems and requirements and reports to Stage government.	<ul style="list-style-type: none"> • Council

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural roads	Medium to long term	Low to medium Subject to budget allocation	<ul style="list-style-type: none"> Assessment of rural roads and bridges 	<ul style="list-style-type: none"> Could occur within existing programs
Rural roads	Medium term Ongoing	As defined in the plan	<ul style="list-style-type: none"> Tweed Road Contribution Plan 	
Rural Tweed	Long term	Low	<ul style="list-style-type: none"> Council policy Procedural 	<ul style="list-style-type: none"> Rural Villages Strategy
Rural Tweed	Medium term	Low to medium	<ul style="list-style-type: none"> Social Plan 	
Rural Tweed	Short term	Low	<ul style="list-style-type: none"> Fact Sheet Rural Land web page TWEED DCP 2008 	<ul style="list-style-type: none"> All relevant Council policies, plans and strategies Could be incorporated into the new Rural Land webpage on Council's website
Rural Tweed	Long term Ongoing	Low Procedural	<ul style="list-style-type: none"> Council policy Procedural 	
Rural Tweed	Short term Ongoing	Low	<ul style="list-style-type: none"> Council policy Procedural 	<ul style="list-style-type: none"> State Government Right to Farm Policy 2015

Policy Direction 7: An informed, connected and resilient community

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
121	Web page	Create a page within Council's website to provide a single point of access to information on rural land related matters.	Any person interesting in knowing about living, working or relaxing in rural Tweed can come to a single internet page for all the necessary linkages for sourcing information on rural related matters.	<ul style="list-style-type: none"> • Council • Rural industry groups • Government agencies • Education and service providers • Rural community
122	Web page	Prepare procedures to ensure that the Rural Land Web page is maintained and all enquiries relating to rural land matters are directed to this site as part of Council's response to such enquiries.	The Rural Land Web page is maintained up-to-date, and enquiries relating to rural land matters are directed to this site for generic information.	<ul style="list-style-type: none"> • Council • Stakeholders responsible for information held on the site
123	Media strategy – Council	Develop a media strategy for the regular distribution of Council and community information to all residents of rural Tweed.	Matters of relevance to the rural community are circulated to rural landowners and residents.	<ul style="list-style-type: none"> • Council
124	Community networks	Develop a policy and strategy that support rural community networks and organisations.	Community networks and organisations such as Landcare, Youth Network, Rural Business Network etc. are supported.	<ul style="list-style-type: none"> • Council • Community groups • Government agencies • Rural community
125	Right to Farm Policy 2015	Maintain up-to-date advice and action on implementation of the NSW Right to Farm Policy 2015, and assess recommendations for implementation for application where appropriate.	Implementation of the Right to Farm Policy 2015 and any implications are considered and responded to accordingly.	<ul style="list-style-type: none"> • Council • OEH • DPI
126	Information brochures	Prepare a suite of brochures or fact sheets relating to living, working and recreating in rural Tweed for distribution to real estate agents, potential purchasers of rural land and anyone interested in understanding what life in or adjoining agricultural and rural land is like.	Persons considering living in rural areas or on nearby land are aware of how living in these locations will influence lifestyle.	<ul style="list-style-type: none"> • Council • Real estate agents and associations • Rural industry groups • Rural community
127	Emergency preparedness	Ensure that information on the Emergency Services Disaster Management and Response Plan is available for rural landowners and residents.	Information for rural residents on how to respond to emergencies is available.	<ul style="list-style-type: none"> • Council • SES • Government agencies

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Medium to long term Ongoing	Medium to high	<ul style="list-style-type: none"> • Council policy • Procedural 	<ul style="list-style-type: none"> • Options Paper Preferred Option 28
Rural Tweed	Medium to long term Commitment to maintaining up-to-date	Low Ongoing	<ul style="list-style-type: none"> • Council policy • Procedural 	<ul style="list-style-type: none"> • Options Paper Preferred Option 28
Rural Tweed	Medium term Ongoing	Low Ongoing	<ul style="list-style-type: none"> • Council policy • Procedural 	<ul style="list-style-type: none"> • Community Engagement Strategy 2018–2022
Rural Tweed	Medium term Ongoing	Low	<ul style="list-style-type: none"> • Council policy • Procedural • Community Engagement Strategy 	<ul style="list-style-type: none"> • Could be incorporated into the Community Engagement Strategy
Rural Tweed	Medium term Ongoing	Low Ongoing	<ul style="list-style-type: none"> • Council policy • Procedural 	
All rural zoned land and land within a prescribed distance of rural zoned land	Short term	Low Potential for funding grants.	<ul style="list-style-type: none"> • Pamphlets or brochures 	<ul style="list-style-type: none"> • Rural Villages Strategy <p>Brochures could include topics such as:</p> <ul style="list-style-type: none"> • Welcome to Rural Tweed; • Agricultural industries and their impacts; • Agricultural planning controls in Tweed Shire; • How to be a good neighbour in rural Tweed, and • Dispute resolution tips and agricultural contacts.
Rural Tweed including villages	Short term	Low Potential for funding grants.	<ul style="list-style-type: none"> • Pamphlets or brochures 	

Policy Direction 7: An informed, connected and resilient community

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
128	Climate Change preparedness	In collaboration with Government agencies, develop locally relevant responses to the impact of climate change on rural landuse, infrastructure, water demand, energy requirements, natural resource management, and the future adaptations necessary to ensure preparedness and resilience to climate change related impacts.	<p>The impacts of Climate Change are recognised and responded to appropriately by all members of the community.</p> <p>Rural landuse and infrastructure plans and decisions seek to reduce greenhouse gas emissions and take account of up-to-date modelling about changing climate conditions.</p> <p>Climate change adaptation responses for rural land are resourced and delivered by agencies and communities where possible.</p>	<ul style="list-style-type: none"> Local community Government agencies and service providers BH Council LLS Emergency service providers
129	Water sharing rights	In consultation with the Office of Water, review the implications of water sharing and water rights legislation in relation to lot size to ensure that water harvesting implications for rural subdivision, and in particular small lot properties, is considered in assessment of requests to prepare planning proposals and development applications.	Council and landowners are aware of the limitations on property size associated with available water and is considered in assessment of requests to prepare planning proposals and development applications.	<ul style="list-style-type: none"> Office of Water Council Property owners
130	Notification to potential purchasers of land adjoining rural zoned land	Prepare a notification to all potential purchasers and existing landowners enquiring about non-rural zoned properties within a prescribed distance of rural zoned land about the nature of rural landuse activities and potential for issues to arise that may not in normal circumstances arise in a residential area.	All new residents or persons enquiring about purchase of properties within or adjoining rural zoned land are advised of the potential for nuisance and conflict arising from the routine operations of agricultural land which either adjoins or is in close proximity to the property.	<ul style="list-style-type: none"> Council
131	Monitoring change	Prepare a set of Quality of Life indicators which can be measured and used to assess the level of service provided to the rural community. This could be done in conjunction with the related social plans.	The quality of life and impacts of change on rural communities are identified, monitored and responded to as appropriate through both social and landuse planning frameworks.	<ul style="list-style-type: none"> Council Government agencies Rural community

Policy Direction 8: Foster more sustainable landuse practices

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
132	Best practice information available	Continue to collaborate with relevant Government agencies and industry organisations to facilitate the provision of information on sustainable land management practices and standards across all agricultural activities and rural-based industries and enterprises.	Information on living and working sustainably in rural areas is available and application encouraged.	<ul style="list-style-type: none"> Government agencies Council Industry associations Universities

Area affected	Time frame	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Medium to long term Ongoing	Low to medium	<ul style="list-style-type: none"> State Government policy and support to local communities Community services resilience programs such as SES and Red Cross Council emergency planning and policy 	

All rural land	Short term	Low	<ul style="list-style-type: none"> Council policy Procedural 	<ul style="list-style-type: none"> Sustainable Agriculture Strategy
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All non-rural land within a defined distance from rural zoned land.	Short term Ongoing	Low	<ul style="list-style-type: none"> Council procedures Information brochures Online notification 	<ul style="list-style-type: none"> Information brochures listed in action 126 could be included in the notification
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Rural Tweed	Long term Ongoing	Low	<ul style="list-style-type: none"> Council policy Procedural 	
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Area affected	Time frame	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Medium term Ongoing	Low to medium	<ul style="list-style-type: none"> Government agency programs Rural Land website Tweed DCP 2008 	<ul style="list-style-type: none"> Tweed Shire Sustainable Agriculture Strategy Tweed Vegetation Management Strategy 2004

Policy Direction 8 Promote more sustainable land use practices

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
133	Sustainable Land Management implementation	Support where possible capacity building of the community and implementation of sustainable land management practices.	Landowners actively implement more sustainable land management practices.	<ul style="list-style-type: none"> • Rural Landholders • Government agencies • Community organisations • Council • Industry associations • Universities
134	Renewable energy	Promote and support where possible renewable energy opportunities, encourage the installation of renewable energy facilities and establish guidelines to ensure that infrastructure for individual properties and networks are appropriately located.	Development assessment requirements include consideration of renewable energy opportunities to support development in rural areas.	<ul style="list-style-type: none"> • Council • Government agencies
135	Forestry	Collaborate with relevant State agencies and landowners with regard to facilitating sustainable forestry activities on private land and State Forests.	Commercial forestry operations on private and State-owned land are managed in a more sustainable manner for an improvement in the health of local catchments.	<ul style="list-style-type: none"> • NSW Forestry • Government agencies • Council
136	Sustainable Living	Investigate opportunities to develop sustainable living benchmarks.	The ability of the environment to sustain development and activity is better understood and responded to accordingly.	<ul style="list-style-type: none"> • Research partners • Council • Australian Research Council • Rural Landholders • Community Environmental Groups

Policy Direction 9 Extractive industries are protected and land use conflict minimised

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
137	Mineral resources	The Mineral Resource Audit (non-energy) Map 2014 be included into Council's GIS, and assessment criteria for development applications on land within transition areas surrounding identified resource areas consider the requirements for prevention of conflict and protection of extractive resources.	<p>Identified resource areas are known and protected from the risk of conflict with adjoining landuses where possible.</p> <p>Appropriate development assessment criteria and conditions of consent apply to transition areas surrounding identified resource areas.</p>	<ul style="list-style-type: none"> • Council • Department of Industry (Resources and Energy) • Proponents for development on land adjoining or in close proximity to extractive sites
138	Mineral Resources Audit – Update	<p>A review of Council's operational and proposed or potential resource sites be undertaken.</p> <p>Any changes to the current Mineral Resource Audit 2014 are provided to the Department of Industry for update.</p>	The Mineral Resource Audit 2014 is updated if necessary.	<ul style="list-style-type: none"> • Council • Department of Industry

Area affected	Time frame	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Medium term Ongoing	Low to medium	<ul style="list-style-type: none"> Government agency programs 	
Rural Tweed	Medium term	Low	<ul style="list-style-type: none"> Development assessment guidelines 	<ul style="list-style-type: none"> NSW Climate Change Policy Framework NSW Renewable Energy Action Plan. BASIX and the National Construction Code
Commercial forestry areas both State-owned and private	Long term	Low Within the budget of appropriate government agencies	<ul style="list-style-type: none"> Implementation strategies of government agencies Private forestry management plans 	
Rural Tweed	Long term	Low Within the budget of government agencies and funding opportunities.	<ul style="list-style-type: none"> Guidelines and Development assessment criteria 	<ul style="list-style-type: none"> Could apply to all development types

Area affected	Time frame	Cost implications	Implementation pathway	Related plans/strategies and notes
Extractive and potential extractive resource sites and buffers established around them as defined in the Mineral Resource Audit Map	Long term	Low	<ul style="list-style-type: none"> Council's GIS system Development Assessment criteria 	<ul style="list-style-type: none"> Mineral Resource Audit 2014 Section 117 Ministerial Direction 1.3 Mining, Petroleum Production and Extractive Industries
Extractive and potential extractive resource sites and buffers not identified on the Mineral Resource Audit map	Short term	Low	<ul style="list-style-type: none"> Mineral Resource Audit 2014 	

Policy Direction 9 Extractive industries are protected and landuse conflict minimised

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
139	Zoning adjoining resource sites	Tweed LEP 2014 is amended to ensure that existing quarries and known extractive resource sites (sand, hard rock, road base, etc.) whether currently operational or potential, and surrounding buffers are zoned appropriately to minimise potential for landuse conflict and the resource is protected for ongoing use where necessary to service local resource needs, and protect the cultural heritage, scenic, environmental and amenity values of the Shire.	Existing quarries and known extractive resource sites and any buffers are protected through appropriate zoning or planning provisions under Tweed LEP 2014.	<ul style="list-style-type: none"> • Council
140	Buffers	Review buffer requirements from existing and proposed extractive industry sites and include in the proposed new buffer section in Tweed DCP 2008.	Transition areas and buffers surrounding all sites where resource extraction is occurring, or may be possible, are protected by the establishment of appropriate buffers and development controls for landuse proposals within these areas.	<ul style="list-style-type: none"> • Council • Department of Industry (Resources and Energy) • Operators of local quarries and other extractive resource sites
141	Leading world-best practice	Collaborate with relevant Government agencies and industry representative organisations to ensure that leading world-best practice site management is applied to all extractive industry operations.	All resource extraction sites are operated utilising best practice methodology and procedures.	<ul style="list-style-type: none"> • Department of Industry (Resources and Energy) • Industry representative organisations • Council
142	CSG	Council provide feedback during preparation of the CSG Strategic framework and reiterate Council's strong stance against CSG mining.	Potential implications of the CSG Strategic Release Framework are known and responded to appropriately.	<ul style="list-style-type: none"> • Department of Industry (Resources and Energy) • Council
143	Water bottling facilities	Amend Tweed LEP 2014 to remove water bottling facilities.	Water bottling facilities are no longer permissible with consent.	<ul style="list-style-type: none"> • Council

Area affected	Time frame	Cost implications	Implementation pathway	Related plans/strategies and notes
Existing quarries and known extractive resource sites	Long term	Subject to budget allocation	<ul style="list-style-type: none"> Tweed LEP 2014 	<ul style="list-style-type: none"> Could be linked to potential use of buffers and the RU6 Transition zone
All current and potential resource extraction sites	Long term	Subject to budget allocation	<ul style="list-style-type: none"> Tweed DCP 2008 	<ul style="list-style-type: none"> Living and working in rural areas 2007
All current and potential resource extraction sites	Long term	Subject to budget allocation	<ul style="list-style-type: none"> Industry specific best practice guidelines 	
No known impact area in Tweed Shire	Long term	Subject to budget allocation	<ul style="list-style-type: none"> Pending findings of the Strategic Release Framework 	<ul style="list-style-type: none"> While the North Coast Regional Plan 2036 states that the NSW Government has no intention to revive coal seam gas on the North Coast, a response to the CSG Strategic Release Framework will provide opportunity to reinforce Council's position
Tweed Shire	Short term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 	

Monitoring and review

The Rural Land Strategy provides both a framework and implementation plan for the planning, development and management of rural land in Tweed Shire for the next 20 years, consistent with the intent of the nine policy directions which form the foundation of the Strategy.

To ensure that the opportunities and benefits proposed are achieved, review of progress and outcomes of implementing the Strategy will be required to:

- Maintain clarity about the future of rural Tweed.
- Provide guidance in assessment of proposals that may change the desired future of rural Tweed.
- Ensure that actions are implemented in accordance with the Strategy.
- Allow changes to be made in a timely manner to ensure the intent of the Strategy is maintained.

A review of the Strategy will be undertaken every five years.

Consistency with the North Coast Regional Plan 2036

The North Coast Regional Plan 2036 is an overarching framework which will guide the NSW Government's landuse planning priorities and decisions to 2036; which in turn will guide development of more detailed landuse plans, development proposals and infrastructure funding decisions.

The Rural Land Strategy represents one of those more detailed landuse plans, and as such, consistency with the Regional Plan is important to ensure a uniform approach to landuse planning and management at the regional scale.

Appendix 10 shows that the Rural Land Strategy represents a balanced approach to the planning and use of rural land in the Tweed which is consistent with the directions established within the Regional Plan.





Part 3
Appendices

The following supporting information has been developed throughout the project and relevant to preparation of the strategy and actions in the Implementation Plan.

About the Strategy

Appendix 1: Description of rural zones

Appendix 2: Relationship within the State and local landuse planning framework

Appendix 3: Rural Planning and Subdivision Principles

Appendix 4: Rural Tweed in context

Appendix 5: How was the Rural Land Strategy developed?

About the community

Appendix 6: Community engagement

Appendix 7: Community aspirations

About the actions

Appendix 8: Lot size, property size and subdivision

Appendix 9: Housing opportunities and dwelling entitlements

Appendix 10: Consistency with the North Coast Regional Plan 2036



Appendix 1

Description of rural zones

Tweed LEP 2014

RU1 Primary Production

This zone aims at utilising the natural resource base in a sustainable manner and covers land where the principal function is primary production, including most kinds of commercial primary industry production, including extensive agriculture, intensive livestock and intensive plant agriculture, aquaculture, forestry, mining and extractive industries.

RU2 Rural Landscape zoned land

This zone is for rural land used for commercial primary production that is compatible with ecological or scenic landscape qualities that have been conserved (often due to topography). It may apply to land that is suitable for grazing and other forms of extensive agriculture, or intensive plant agriculture (such as 'viticulture'), but where the permitted uses are usually more limited and differ from RU1 zoned land due to landscape constraints.

R5 Large Lot Residential zoned land

This zone is intended to cater for development that provides for residential housing in a rural setting, often adjacent to towns or metropolitan areas.

Tweed LEP 2000

7(a) Environmental Protection (Wetlands and Littoral Rainforests)

The objectives of the zone are to identify, protect and conserve significant wetlands and littoral rainforests, prohibit development which could destroy or damage these ecosystems and protect their scenic values.

7(d) Environmental Protection (Scenic/Escarpment)

This zone seeks to ensure that the development of land within Zone 7(d) minimises soil erosion and will preserve or enhance the scenic quality of the land and the locality. This is achieved by requiring that consent is not granted to the erection of a building on land within the zone unless the consent authority is satisfied that the scale, height and location of the building, and the colour, type and reflectivity of materials to be used will preserve or enhance the scenic quality of the land and the locality.

7(l) Environmental Protection (Habitat)

The objective of the zone is to protect wildlife habitat from the adverse impacts of development.

Appendix 2

Relationship within the State and local landuse planning frameworks

Within the hierarchy of planning legislation in New South Wales, the Rural Land Strategy should demonstrate consistency with a range of State and Regional policies and strategies, including at least:

- NSW 2021 – A Plan to Make NSW Number One
- North Coast Regional Plan (2036)
- Far North Coast Regional Conservation Plan (2010)
- State Environmental Planning Policies (SEPP):
 - SEPP (Rural Lands) 2008
 - SEPP (Integration and Repeals) 2016
 - SEPP 14 – Coastal Wetlands
 - SEPP 44 – Koala Habitat Protection
- Ministerial Directions under Section 117 of the *Environmental Planning and Assessment Act 1979* (EPAA):
 - 1.2 Rural Zones
 - 1.5 Rural Lands
 - 2.1 Environmental Protection Zones
 - 4.1 Acid Sulfate Soils
 - 4.3 Flood Prone Land
 - 4.4 Planning for Bushfire Protection

While the Rural Land Strategy focuses on the planning, management and development of all rural land in the Tweed, a range of other local strategies and policies will also apply. As such, the Rural Land Strategy will complement other strategies of Council and provide guidance where necessary for the review of those strategies to ensure consistency between all documents.

Tweed Local Environmental Plan 2014 and Tweed Development Control Plan 2008 are Council's primary documents guiding landuse planning and management in the Shire. Where the RLS proposes actions which are not consistent with these documents, amendments will be required to ensure that no inconsistencies are created with the LEP and DCP and that no planning related barriers exist to the implementation of actions endorsed by Council.

The Tweed Community Strategic Plan 2017–2027 (the CSP) is the peak visionary document for the coming decade, which identifies Council's Vision as:

“The Tweed will be recognised for its desirable lifestyle, strong community, unique character and environment and the opportunities its residents enjoy.”

The primary purpose of the CSP is to document the community's priorities and objectives for the Tweed during this period. Through the related Delivery Program and Operational Plan Council's role in the delivery of projects and services is detailed.

Implementation of the endorsed actions of the RLS will need to be reflected in the CSP and related documents.

Other strategies and policies of Council which also apply to rural land and land adjoining rural land include but are not limited to:

- Tweed Urban and Employment Land Release Strategy 2009
- Economic Development Strategy 2014
- Rural Villages Strategy 2016
- Section 94 Tweed Road Contribution Plan
- Tweed Vegetation Management Strategy 2004
- Sustainable Agriculture Strategy 2016

The Rural Land Strategy seeks to create a vision for the future character of rural land, and provide certainty about future use and management of rural land across the Tweed consistent with State, regional and local landuse planning policies, strategies and provisions.

Appendix 3

Rural planning and subdivision principles

State Environmental Planning Policy (Rural Lands) 2008 provides clear guidance on the planning and subdivision of rural land:

The **Rural Planning Principles** are:

- a. The promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas.
- b. Recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State.
- c. Recognition of the significance of rural landuses to the State and rural communities, including the social and economic benefits of rural landuse and development.
- d. In planning for rural lands, to balance the social, economic and environmental interests of the community.
- e. The identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land.
- f. The provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities.
- g. The consideration of impacts on services and infrastructure and appropriate location when providing for rural housing.
- h. Ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.

The **Rural Subdivision Principles** are:

- a. The minimisation of rural land fragmentation.
- b. The minimisation of rural landuse conflicts, particularly between residential landuses and other rural landuses.
- c. The consideration of the nature of existing agricultural holdings and the existing and planned future supply of rural residential land when considering lot sizes for rural lands.
- d. The consideration of the natural and physical constraints and opportunities of land.
- e. Ensuring that planning for dwelling opportunities takes account of those constraints.



Appendix 4

Rural Tweed in context

Because of its coastal setting bordering South East Queensland, dramatic and contrasting landscape and landuses, favourable climate, volcanic soils, proximity to employment opportunities and coastal or rural recreational pursuits, conserved forested parks and “village” characteristics of its rural settlements, the Tweed is seen as a convenient and desirable destination in one of the fastest growing regional centres in New South Wales.

It is the very features which make the Tweed such an attractive location that are expected to face the greatest pressure from urbanisation of Tweed Heads, the Tweed coast, and South East Queensland as land prices and population increase.

The Resource Inventory and Land Capability Assessment prepared in the initial stage of this project provides a compilation of known information and an insight into the socio-economic and environmental characteristics of rural land in the Tweed as summarised below.

Geographic and spatial context

Rural Tweed, within RU1, RU2, R5, 7(d), 7(f), and 7(l) zoned land occupies 96,665 hectares or 73.5% of the total area of the Tweed Shire.

Land ownership has historically been heavily fragmented through subdivision into progressively smaller and smaller allotments resulting in a dispersed pattern of lot and property sizes throughout rural areas. Figure 26 provides an example of how one allotment was subdivided into 23 smaller allotments.

While subdivision of rural land occurred under earlier local planning instruments such as:

- Interim Development Order 1 (IDO 1 – 29 May 1964)
- Interim Development Order 2 (IDO 2 – 30 September 1966).

It was with Tweed Local Environmental Plan 1987 that the 40 hectare minimum lot size for subdivision of rural land became effective. However under the earlier instruments subdivision had occurred to the extent that more than 86% of RU1 and RU2 land is now subdivided into allotments less than the 40 hectare minimum lot size.

Social

Upgrading of the Pacific Highway has provided greater accessibility to northern New South Wales, and supported migration of Queensland’s worker-residents, encouraging inter-state employment opportunities for Tweed Shire residents, as well as migrating residents seeking more affordable housing and alternative lifestyle.

While the majority of future population and dwelling growth will be concentrated within the Tweed Heads and coastal urban areas such as Cobaki, Bilambil, Terranora and Kings Forest growth areas there remains a demand for lifestyle or rural-residential properties.

Some of the key findings of the Resource Inventory and Land Capability Assessment include:

- The rate of population growth in rural areas is growing at about the trend for regional NSW.
- The rural population have a larger population of younger age groups if compared with urban areas.
- Urban areas have a larger proportion of older age groups.
- Rural areas have seen a decline in younger age groups, below 54 years.
- Urban areas have seen growth in all age groups, particularly the 15–54 years.
- Over the past 10 years, rural areas have had substantially lower growth in families (0.1%); compared with a growth of 1.7% for urban areas.
- Postgraduate degree qualifications doubled in rural Tweed between 2001 and 2011, but trebled in urban Tweed.
- In 2011, weekly median income for rural Tweed was \$998; compared with \$816 for urban Tweed.
- In the period 2006–2011 income growth for rural Tweed was marginally lower (19%) than for rural NSW, while urban Tweed saw an increase of 26% for the same period.
- Unemployment in rural Tweed for the period December 2011 to December 2012, was slightly higher (6.3% average) than regional NSW at 5.4%.
- Unemployment in urban Tweed for the same period rose from 5.3% to 5.7%.
- The Tweed is expected to support the majority of future dwelling and residential growth in the Far North Coast.
- While the Tweed has the greatest number of new residents moving to the Tweed from SE Qld, it also has the largest out migration to SE Qld of any destination. From a net migration point of view the most in migration is from NSW and then internationally.

- Semi-detached dwellings form 3% of rural dwellings in the Tweed compared with only 1% for rural NSW.
- The annual growth in rural dwellings was 1.1%, consistent with rural NSW, but slightly below the Northern Rivers region at 1.3%.
- Median rural residential land value in the Tweed was \$277,000 in 2012, compared with \$407,000 for Ballina, and \$349,000 for Byron, \$320,000 for Gold Coast, but higher than Lismore, Scenic Rim and Logan regions.
- Rural inland areas saw strongest capital growth of 9–14% over the period 2003 to 2012.
- Social infrastructure is heavily concentrated in Murwillumbah.

While the Rural Land Strategy will propose a range of actions to support improvements in the planning and management of rural land and provide opportunities for economic improvements through support of innovation, diversification and value-adding, it is the impact of these actions on the lifestyle, well-being, and contentment of the rural community that will be the greatest indicators of the success of this Strategy.

Environmental values and scenic landscape

While a significant feature of the scenic landscape, the contrast from broad alluvial floodplains covered in sugarcane to steep and rugged mountain ranges also provides limits to the ability of the landscape to be utilised for other purposes and has been fundamental to the retention of the scenic qualities that make the Tweed such a popular destination.

The biodiversity value of the Tweed is well documented; as the Tweed Vegetation Management Strategy 2004 points out, the Tweed contains:

- At least 50 distinct vegetation communities; many of which are highly depleted, inadequately conserved or listed as Endangered under the *Threatened Species Conservation Act 1995*.
- Over 200 significant plants species under the *Threatened Species Act 1995*, of which 25 are 'Endangered' and 29 are 'Vulnerable' to extinction. In addition some 96 species are Rare or Threatened Australian Plants (ROTAP).
- Some 55 plant species are essentially confined to Tweed Shire.
- 105 significant animal species with 17 listed as Endangered and 88 as Vulnerable under the *Threatened Species Conservation Act 1995*.
- Over 50 species of migratory birds protected under international agreements including Japan-Australia Migratory Bird Agreement (JAMBA) and China-Australia Migratory Bird Agreement (CAMBA).
- More species of birds, fish, amphibian and mammals than Kakadu and a similar number of reptiles.

- World Heritage Rainforests listed on the UNESCO World Heritage Register.

The natural environment, scenic amenity and economic value of these natural resources are significant and as the Tweed Scenic Landscape Evaluation (Brouwer 1995) points out, the natural landscape of the Tweed is frequently open to wide views and is highly legible and for this reason the landscape plays a dominant and important role in the Shire's identity and image.

The Evaluation notes that the characteristics that give the Tweed landscapes their high scenic quality and prominence are amongst the major reasons it has a high sensitivity to change of its visual character and loss of scenic quality.

Protection of these environmental and scenic values is fundamental in developing actions consistent with Policy Direction 9, *Protecting and improving environmental values and responding to natural hazards*.

Economic

The Tweed economy is strongly linked within the greater context of the NSW Northern Rivers Region and South East Queensland, with the migration trend into the Tweed significantly impacting the economic profile of the Shire.

Over the past decade there has been a notable shift from timber and agricultural economic activities, to servicing tourists and migrating life-stylers, retirees and sea-changers. The greatest increase in land value has been for the smaller property sizes; however, on average, the value of rural residential land in the Shire is below regional New South Wales.

Despite its transition towards service sectors, accommodation, health care and social services, retail and construction, the Shire remains a significant agricultural producer, particularly in horticultural and sugarcane industries.

In spite of adverse seasonal conditions during the period, Tweed Shire's agricultural value grew by 3% to \$57.3 million, between 2005/06 and 2010/11, mainly attributed to gains in the sugarcane industry, vegetable horticulture industry; and cattle and calves for meat production.

79% of rural land in Tweed Shire is apportioned for agricultural uses, compared to 90% in the Northern Rivers Region, and 83% in the Gold Coast Region; attributed to the high proportion of non-agricultural uses such as national parks and conservation areas.

Agricultural products are notably varied compared to its regional counterparts with sugar cane, cattle and calves, plantation fruits, horticulture, plant nurseries, vegetables, milk, tropical fruits representing some of this diversity.

While diversity is high, the ratio of value-added agricultural employment to primary agricultural employment is low (0.6) and represents an opportunity to grow the food processing sector.

Tweed Shire is strongly linked to the key tourism economy of the Gold Coast Region; over the past 10 years, the Coastal/Urban area has seen marginal levels of growth, in line with trends seen in the Gold Coast Region. However, rural Tweed Shire saw an average 8.1% annual growth in visitation over the same period.

In 2011, visitation to rural Tweed was mainly comprised of the day trip market, representing 74% of rural tourist visits (296,000 visitors), with the overnight visitor markets accounting for 25% of rural visitation, with only 1% of total visitation to rural Tweed being from international visitors.

Competition for land from amenity purchases and residential development, along with constraints affecting development for housing and residential purposes, will continue to limit opportunities for expansion in the agricultural industry. Given the Shire's proximity to Brisbane and Gold Coast cities, farmers are likely to be increasingly outpriced by migrating metropolitan residents with non-farming backgrounds, seeking hobby farms, rural residential properties and holiday home properties.

One of the challenges for agricultural areas will be how to maintain or increase agricultural production and productivity on land owned by rural property owners who purchased property for its amenity attributes.

The Resource Inventory and Land Capability Assessment provides a snapshot of the economic status of rural Tweed:

- Rural Tweed had 17% (5,708 People) of the Shire's total employed population in 2011.

- 9% of the total rural employed workforce is engaged with Agriculture, then Education and training (8%), and professional, Scientific and Technical Services (5%).
- Rural areas maintain a significant diversity of workers, particularly in secondary and service industries.
- 21% of rural NSW employment is supported by primary industries, whereas only 10% in the Tweed.
- Employment in rural areas is highly linked to urban centre nodes and services industries.
- In the period 2001 to 2011 rural Tweed experienced an annual growth rate of 2% in employed residents, an increase of 870 persons in the period, mainly in service industries, construction, health care and social assistance and education and training sectors.
- Rural Tweed (2001–2011) experienced declines in Agriculture, forestry and fishing, rental, hiring and real estate, and retail trade sectors.
- 30% of rural residents work outside the area, with 10% working in SE Qld.
- Skilled white collar occupations represent the largest employer for rural Tweed at 18%.
- Agricultural farmland managers are significantly lower (at 17%) compared with rural NSW at 25%.
- Tweed produces 30% of the State's sugarcane and bananas, and 10% of the State's tropical orchard fruit.
- The Tweed's agricultural value increased by 3% during the period 2005/6 and 2010/11.
- In 2011 147,700 tourists visited the Tweed (compared with 1.3 million to the Gold Coast). Of those visiting the Tweed, 27% (39,600 people) visited the rural areas of the Shire.
- 42% of tourist accommodation establishments are located in rural Tweed.
- 88% of room supply is located within the coastal/rural areas, with the remaining 12% located in rural areas.
- Over the past 10 years the majority of tourist growth has been in the rural areas with an annual average of 8.1%.
- In 2011 the rural areas of the Tweed were only able to attract 2.5% of the total number of visitations to the Northern Rivers Region which attracted 5.8 million people.

Appendix 5

How has the Rural Land Strategy been developed?

To assist in developing a strategy that had a factual basis, which provided a clear and defined process, and opportunity for the community to be engaged a sequence of stages was created as summarised below:



Stages in preparation of the Rural Land Strategy

Council engaged consultants to complete the early stages of the project, with EnPlan Partners and Urban Enterprises completing stages 1 and 2, and Stage 3 prepared by GHD Pty Ltd. The remaining stages have been prepared by Council officers.

Documents produced during each stage of the project can be viewed on Council's website at www.tweed.nsw.gov.au/NewForwardPlanning and summarised in this appendix.

Documents produced in each stage of the project went through a similar pathway commencing with compilation of known information into a draft document which was reviewed and revised through both technical input from the Reference Panel and community, leading to the foundation for commencement of the next stage of the project and the final strategy presented in this document. The full process is summarised in Figure 5.



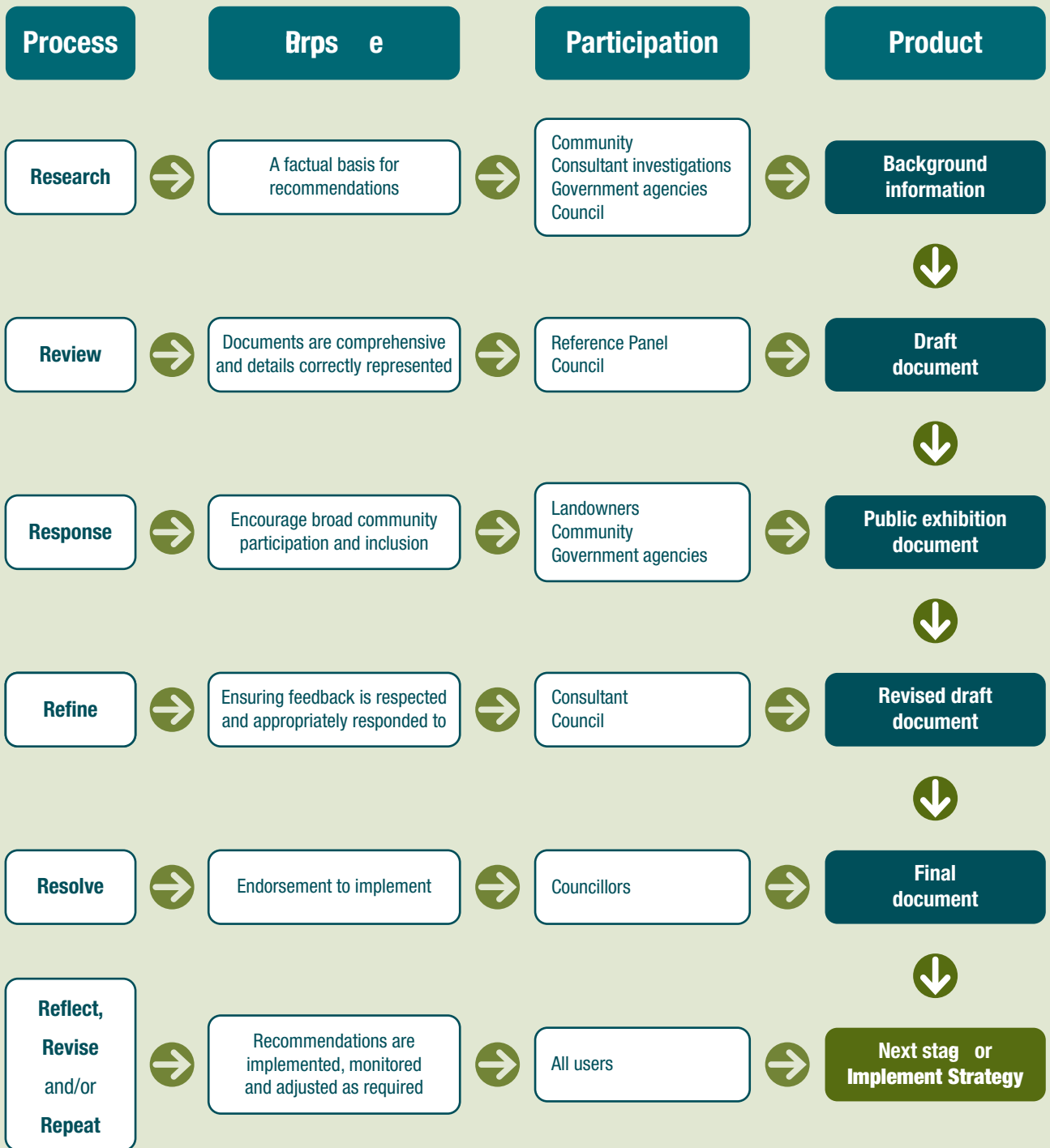


Figure 5: Flowchart demonstrating how investigations and community engagement led to planning outcomes

Stage 1: Resource Inventory and Land Capability Assessment

Stage 1 required the development of an information base, an inventory and profile of the rural community and land, and formed a factual foundation for the remainder of the project.

The resource inventory provided an understanding of the status, changes and trends in rural land ownership and operation, and rural-based landuse activities.

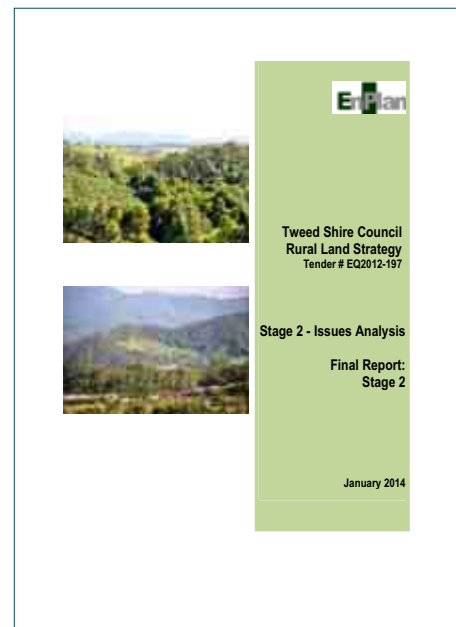


Stage 2: Issues Analysis

Stage 2 required the identification and analysis of major issues affecting rural land and the preparation of a Background Paper, which formed the basis of initial discussion with a targeted section of the community, key stakeholders and Government agencies prior to the preparation and public exhibition of the Issues Analysis paper which collated key themes for consideration in the next stage.

Issues identified during community engagement and investigations were collated in the Issues Analysis under the following headings:

- Climate change
- Biophysical capabilities and constraints
- Communities/community wellbeing
- Pressure for landuse change
- Biodiversity
- Landscape character and scenic amenity
- Public infrastructure
- Extractive and mining resources
- Tourism
- Governance

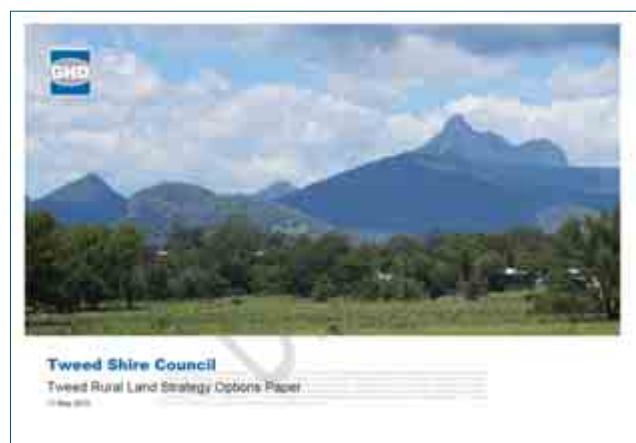


Stage 3: Options Paper

Stage 3 required development of a suite of options identifying the broad approaches and alternatives to development of strategy goals, a policy approach to implementation, and associated actions for guiding the future planning, development and management of rural lands.

Options identified during community engagement and investigations were collated in the Options Paper under the following headings:

- Climate change
- Biophysical constraints
- Biodiversity
- Landscape character and scenic amenity
- Public infrastructure



- Extractive and mining resources
- Rural tourism
- Governance
- Economic and financial considerations
- Rural lot size
- Rural housing alternatives
- Aboriginal cultural heritage and non-Aboriginal heritage

Stage 3a: Policy Directions Paper

Stage 3a was an additional stage incorporated to prepare a Draft Policy Directions Paper to guide preparation of the Rural Land Strategy in the final stage of the project, and provides a framework and directions for the future of rural land in Tweed Shire.

Options identified in the previous stage were further assessed and a suite of nine policy directions were derived to represent the key themes of:

1. Encourage sustainable agricultural production and protect agricultural land
2. Protect and improve environmental values and respond to natural hazards
3. Support economic development
4. Grow rural tourism
5. Greater diversity of rural housing
6. Council requirements are transparent and planning procedures streamlined where possible
7. An informed, connected and resilient community
8. Promote more sustainable landuse practices
9. Extractive industries are protected and landuse conflict minimised

These nine policy directions have been used to form the framework for the Rural Land Strategy.

Council resolved to endorse the nine policy directions at its Planning committee meeting of 6 October 2016.



Appendix 6

Community engagement

One of the most challenging components in development of the Rural Land Strategy has been the ability to understand the attitudes, concern, and aspirations from across the full spectrum of the rural community, and utilise this feedback, in parallel with other investigations to devise policy and actions that best cater for the future planning, development and management of rural Tweed for all rural landowners, residents, and those who rely on its for their livelihood.

Community engagement has been a core feature in the preparation of the Rural Land Strategy and included the following:

Reference Panel

The Rural Land Strategy Reference Panel has been a highly valuable group of individuals representing a broad cross-section of the community who possess qualifications, locally relevant experience and interest in the future of rural land in the Tweed.

The Panel has provided technical review of documentation and are a respected source of local information and technical advice on the diverse range of issues confronting rural land.

Key stakeholder interviews

During preparation of the Resource Inventory and Land Capability Assessment and Issues Analysis EnPlan Partners undertook broad consultation with key stakeholders, including landowners, and Government agencies.

Subsequent stages of the project have ensured that key organisations and government agencies have opportunity to input into the Strategy as it has been developed.

Community forums

In preparation of the Issues Analysis, Options Paper, and Policy Directions Paper, more than 18 community information sessions and forums were conducted throughout rural Tweed to provide the community with maximum opportunity to meet with the consultants and Council officers.

Events have brought local communities together, provided information and exposure for groups and individuals to express concerns, and desires for the future of rural land.

Councillor presentations and workshops

As the elected body, Councillors represent the community and are fundamental in ensuring that the community's aspirations are reflected in the final Strategy.

Workshops have been conducted to ensure that the Council is informed of progress and have opportunity to input into development of the Strategy.

Endorsement of the final strategy for implementation is the responsibility of the Councillors.

Tweed Link notices

The Tweed Link is an award-winning communications tool which provides a unique opportunity to inform the majority of Tweed residents of happenings within the Shire.

The Tweed Link has been used regularly to inform the community of progress of each stage and how to be involved.

Media releases and radio interviews

Local and regional newspaper and radio has provided a vehicle to inform the broader community both within and outside the Shire through printed articles and interviews on local and regional radio.

Council website

Access to Council's website has been fundamental to securing the broadest possible circulation of up-to-date information on status of the Strategy and opportunities to be involved and have a say.

Not only does the website provide a convenient means of accessing a large quantity of historical information on the project, but it provides 24 hour access to read about the project and consider submissions on material currently on exhibition.

Social media

Social media is rapidly becoming the preferred way of staying in touch and keeping up to date.

Council has established a proactive approach to the utilisation of social media as a means of creating awareness, providing information and encouraging participation in matters of interest.

The Rural Land Strategy utilised Facebook and YouTube to present four short videos featuring landowners and community representatives, and one targeted video of 15 seconds.

The videos, posted to Facebook, were highly successful in economically presenting the Rural Land Strategy to the community and anyone interested in what is happening in rural Tweed.

Stage 1 and 2 Public exhibition

The Resource Inventory and Land Capability Assessment, and Issues Analysis were placed on public exhibition simultaneously during the period 14 April 2014 to 16 June 2014. Supporting material including maps of highly constrained land and lot size analysis maps were exhibited alongside the formal exhibition documents.

Community Information sessions were conducted by Council officers at Burringbar, Chillingham, Kingscliff, Murwillumbah, Piggabeen, Pottsville, Tweed Heads, Tyalgum and Uki. Community responses were collated and presented in the Rural Land Strategy Issues Forum Feedback document which is available on Council's website.

Stage 3 public exhibition

The Options Paper was placed on public exhibition during the period 7 July 2015 to 4 September 2015.

Community Information sessions were conducted by GHD Pty Ltd at Burringbar, Piggabeen, and Tyalgum with a summary and response to submissions received during the public exhibition period reported to Council's Planning Committee Meeting of 3 March 2016.

Stage 3a public exhibition

The Draft Policy Directions Paper was placed on public exhibition during the period 19 July 2016 to 19 August 2016.

Community Information sessions were conducted by Council officers at Burringbar, Chillingham, Murwillumbah, Piggabeen, Pottsville, and Tyalgum, with a summary and response to submissions received during the public exhibition period reported to Council's Planning Committee Meeting of 6 October 2016.

Exhibition material broadly available

Exhibition material was placed at locations throughout the Tweed to ensure availability at places convenient to most rural landowners and residents.

The support of local businesses was greatly appreciated in making exhibition material available to the public. Hardcopies of documents for all stages of the project have been available to inspect at Burringbar, Chillingham, Kingscliff, Murwillumbah, Pottsville, Tweed Heads, Tyalgum, and Uki.

Online surveys of landowners and community

Two separate online surveys were conducted targeting landowners and the broader community seeking feedback on the issues confronting use and management of rural land. A collation of responses is available with other supporting information on Council's website.



Your Say Tweed

Your Say Tweed is an online portal providing a one-stop source of information about all of Council's engagement campaigns, including access to online forums, surveys, quick polls and videos.

Whenever Council is seeking community input on a Council-related issue, it will be featured on Your Say Tweed. The aim is to consolidate all Council's community engagement activities in one place so the community can keep up to date with what's happening locally and have a say on the things that matter.

Supporting documents

While the focus of public exhibition is on the exhibited document(s), a range of supporting information, maps and analysis has also been provided to enable an informed review of documents on exhibition.

Random interviews

Random or roadside interviews are another means of securing responses from landowners and residents who may not have attended information sessions and forums.

Landowners and rural residents obvious from the roadside were approached to ascertain their knowledge of the Strategy and their views on the status and future of rural land.

Internal review and response

At each stage of the project draft documents have been reviewed by divisions from throughout Council to ensure that any proposed changes to policy and procedures are assessed for broader implications.



Appendix 7

Community aspirations

Public exhibition of the Resource Inventory and Land Capability Assessment, Issues Analysis, Options Paper, and Policy Directions Paper during stages 2, 3 and 3a provided a valuable insight into the aspirations of the community for the Tweed's rural land.

The following points represent a cross-section of comments received during public exhibition and preparation of the Strategy:

- Rural landowners are feeling squeezed out by adjoining residential development and are concerned about further expansion of residential areas.
- The natural environment is a key aspect of the character and attractiveness of the Tweed which differentiates it from South East Queensland and should be protected.
- Access to agricultural land is critical for future food production, particularly as the unique farming characteristics of the Tweed are preserved, climate, soils (although scattered), proximity to markets and population.
- Share farming and amalgamations are widely practiced.
- A desire to 'cut up' the farm or subdivide a small portion with dwelling entitlement to generate income for either diversification into new rural enterprises or to fund retirement on the farm.
- As rural landowners age, the property becomes a burden to maintain, but is seen as superannuation leading to a desire to subdivide so retirement on the property is possible, or to support family or a worker who can continue to maintain the property.
- While it is desirable to have the children continue to live and work on the farm, most children do not want this lifestyle and prefer the '9-to-5' work and housing opportunities provided on the coast.
- A belief that the 40 hectare minimum lot size is either too small to sustain a viable agricultural enterprise, or too large for boutique operations, hobby farms or rural lifestyle living.
- Current housing provisions under the Tweed LEP 2014 restrict the ability to provide accommodation for the extended family, farm workers, or generate secondary income.
- Concern that current local planning requirements are too stringent and not capable of accommodating site-specific considerations, the 'one-size-fits-all' approach is too rigid frustrating potential to diversify or value-add to local rural production.
- Rural Landowners are willing to undertake further education to assist in improving the productive capacity of their properties.
- New arrivals to the rural areas can bring with them alternative perspectives, innovative farming practices, alternative rural-based enterprises, and financially capability.
- Opposition to any activity associated with Coal Seam Gas.
- Desire to convert rural landsharing and multiple occupancy communities to allow title for individual dwellings and shareholders.
- Concern about the poor quality of many rural dwellings.
- That the quality of soil is highly variable and reflects the capability of the land to support agricultural activities.
- Would like to amalgamate with adjoining properties but the price of developed land is excessive and would impact the ability to generate income sufficient to offset the purchase price.
- There is a need for off-farm income to subsidise income from the farm and continue to improve small rural properties.
- Rural landowners are often asset rich but cash poor.
- Rural tourism is a significant opportunity to generate on-farm income through diversification.
- Concern about an increased rural population leading to need for increased or improved local services and facilities which in turn will lead to higher Council charges.

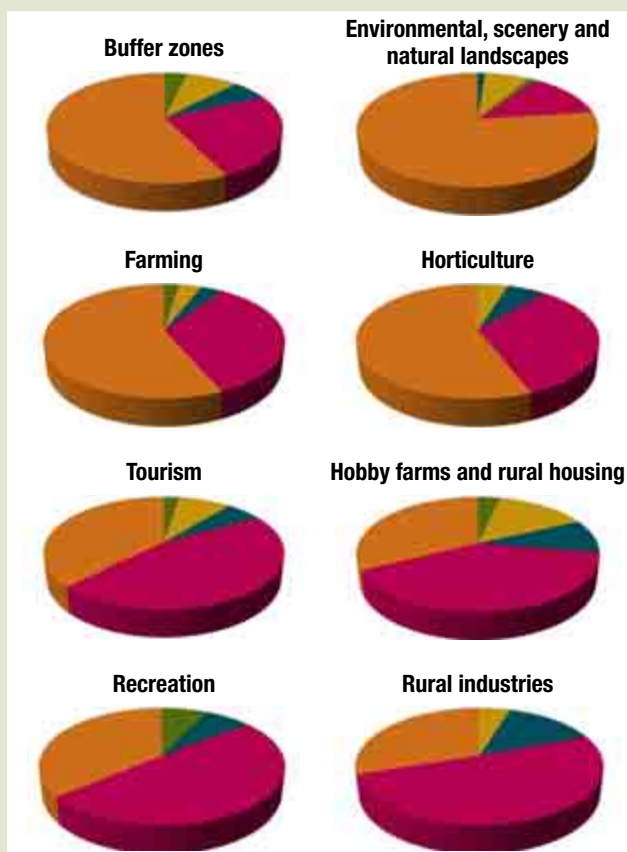
While the above points represent the attitudes of those members of the community who responded to surveys, lodged submissions, or attended community forums, the majority of rural landowners have not provided feedback into the preparation of the Strategy. As such, it could be assumed that this lack of response in large part reflects the belief that the way things are now is satisfactory and the future should reflect this attitude.

Figure 6 provide a sample of feedback received from the community during public exhibition of the Issues Analysis paper.

Further reading of what the community said during each stage of the project can be found on Council's website under Rural Land Strategy, Your Say Tweed, and reports to Council at the conclusion of each stage of the project.

How important are the existing uses of rural land in the Tweed?

	Highly unimportant	Unimportant	Unsure	Important	Highly important
Buffer zones	3	7	5	20	47
Environmental, scenery and natural landscapes	1	6	1	11	64
Farming (Dairy, cattle, vegetables, sugar cane, etc.)	2	3	3	28	47
Horticulture (passionfruit, strawberries, tropical fruits, organic and bush tucker, etc.)	0	4	5	27	46
Tourism (eco-tourism, resorts and retreats, etc.)	2	7	5	38	31
Hobby farms and rural housing	3	12	8	33	27
Recreation	0	6	6	41	30
Rural industries (associated with rural land use activities)	0	4	12	42	25
Other	1	1	12	5	15



How much rural land in the Tweed should be dedicated to the following land uses?

	Much less than current level	Less than current level	Same as current level	More than current level	Much more than current level
Buffer zones	3	5	24	20	29
Environmental, scenery and natural landscapes	1	1	25	19	34
Farming (Dairy, cattle, vegetables, sugar cane, etc.)	3	2	43	20	13
Horticulture (passionfruit, strawberries, tropical fruits, organic and bush tucker, etc.)	1	2	31	33	14
Tourism (eco-tourism, resorts and retreats, etc.)	1	7	32	27	14
Hobby farms and rural housing	3	13	40	17	8
Recreation	0	3	39	30	8
Rural industries (associated with rural land use activities)	3	5	38	24	10
Other	1	0	6	6	6

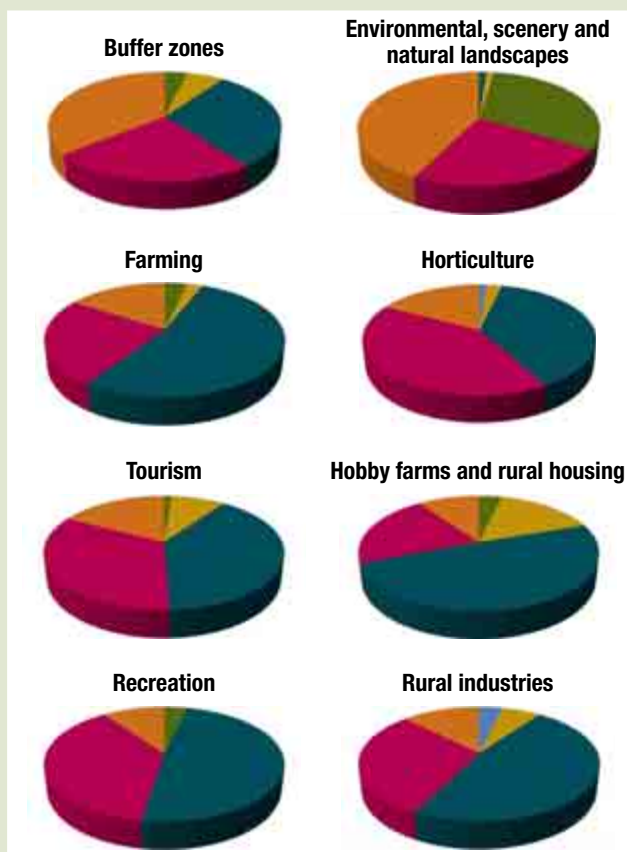


Figure 6: Examples of community feedback received during public exhibition; available on Council's website.

Appendix 8

Lot size, property size and subdivision

Analysis and discussion

One of the commonly raised issues during community engagement related to the size of allotments and properties; and the implications for both productive agricultural pursuits and potential for subdivision and additional housing. This appendix discusses lot and property size, with housing considered in Appendix 9.

Rural land in Tweed Shire has undergone extensive subdivision to the point where the majority of allotments in the RU1 Primary Production and RU2 Rural Landscape zones are now less than the minimum lot size.

While current lot sizes reflect a historical subdivision of rural land, it was with the gazettal of Tweed LEP 1987 that the minimum lot size of 40 hectares for the majority of rural land became effective, and as such, for the past 30 years subdivision of rural land has been guided by these planning controls.

For the purposes of this discussion, an allotment is a parcel of land with a unique identifying number, and a property may consist of a single allotment, multiple allotments and/or part allotments.

RU1 Primary Production

This zone covers land used for most kinds of commercial primary industry production, including extensive agriculture, intensive livestock and intensive plant agriculture, aquaculture, forestry, mining and extractive industries.

Allotments

Within the RU1 Primary Production zone, two minimum lot sizes apply; the majority of this land has a MLS of 40 hectares (1057 allotments covering 10,985 hectares, or 8.3% of the total area of the Shire), with the remainder having a MLS of 10 hectares (311 allotments covering 2,328 hectares, or 1.8% of the total area of the Shire).

Within the RU1 (40 hectare MLS), 988 allotments or 93.5% are less than 40 hectares. 720 allotments or 68.2% are less than 10 hectares. 640 allotments or 60.5% are less than 5 hectares, and 470 allotments or 44.5% are less than 1 hectare.

Within the RU1 (10 hectare MLS), 219 allotments or 70.4% are less than the MLS of 10 hectares. 179 allotments or 57.6% are less than 5 hectares, and 112 allotments or 36% are less than 1 hectare. Only 9 (2.9%) allotments are larger than 40 hectares.

Figures 7 and 8 show a breakdown of allotment sizes in the RU1 zone.

Properties

A total of 767 separate properties are wholly or partly zoned RU1; of these, only 13.6% (104) are greater than 40 hectares. 457 properties or 59.6% are less than 10 hectares. 390 properties or 50.8% are less than 5 hectares, and 241 properties or 31.4% are less than 1 hectare.

Where a landowner owns more than one property, it is possible for these properties to be merged for the purposes of rating, receiving a single rate notice for all properties owned.

Of all rateable properties, (701), an estimated 74.5% of all RU1 properties consist of a single allotment, with about 13.4% comprising two allotments, and the remaining 13.3% containing 3 or more allotments.

Figure 9 shows a breakdown of property sizes in the RU1 zone, while Figure 10 shows a breakdown of the number of allotments per property.

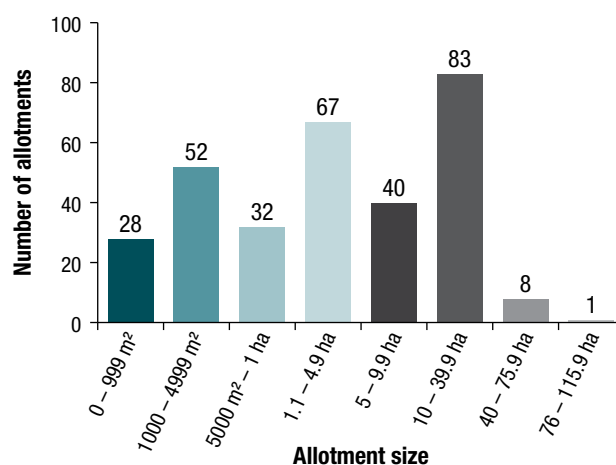


Figure 7: RU1 Primary Production (10ha MLS) – Lot size breakdown

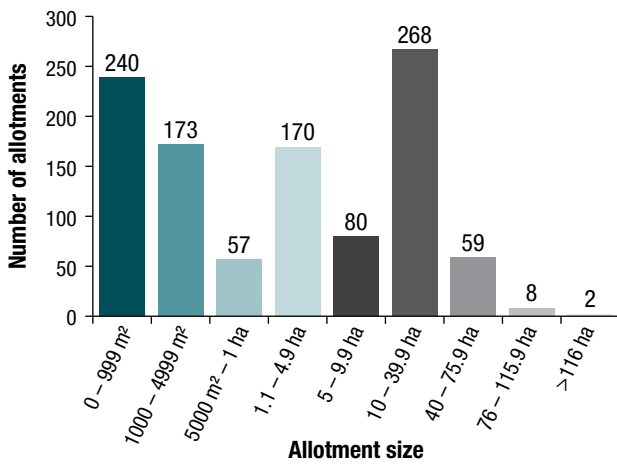


Figure 8: RU1 Primary Production (40ha MLS) – Lot size breakdown

To view Shire-wide maps showing the location of allotments in all RU1 zoned land see Maps 1, 2 and 3.

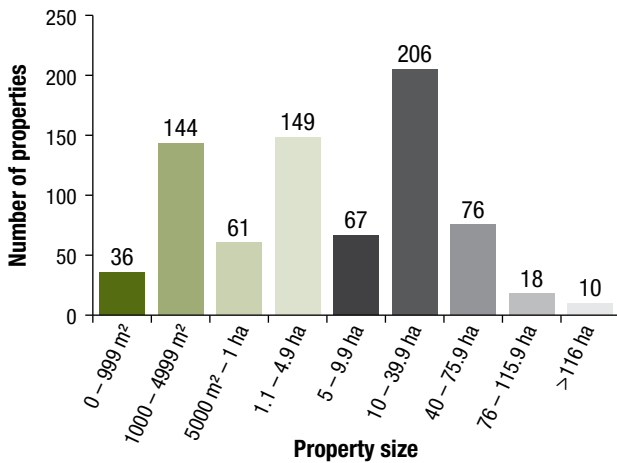


Figure 9: RU1 Primary Production (combined 10 & 40ha MLS) – Property size breakdown

To view Shire wide maps showing the location of properties in all RU1 zoned land see Map 13.

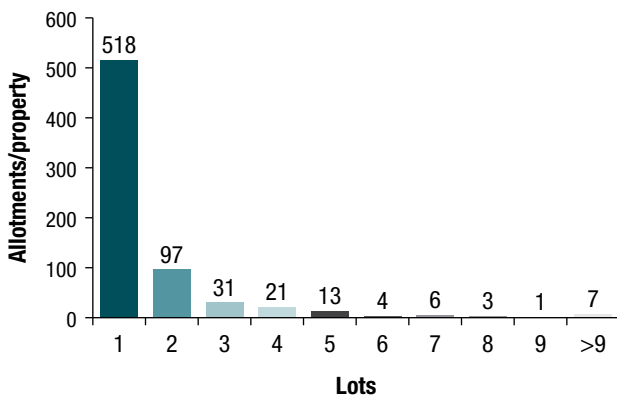


Figure 10: RU1 Primary Production (combined 10 & 40ha MLS) – Number of allotments per rateable property

RU2 Rural Landscape

This zone is for rural land used for commercial primary production that is compatible with ecological or scenic landscape qualities that have been conserved (often due to topography). It may apply to land that is suitable for grazing and other forms of extensive agriculture, or intensive plant agriculture (such as ‘viculture’), but where the permitted uses are usually more limited and differ from RU1 land due to landscape constraints.

Allotments

Within the RU2 Rural Landscape zone 40 hectares is the MLS standard for all RU2 zoned land. The RU2 zone contains 5259 allotments covering 67,360 hectares, or 51.1% of the total area of the Shire.

Within the RU2 zone, 4,704 allotments or 89.4% are less than 40 hectares. 3737 allotments or 71.1% are less than 10 hectares, 3227 allotments or 61.4% are less than 5 hectares, and 1,238 allotments or 23.5% are less than 1 hectare.

The distribution of lot sizes across rural Tweed shows a predominance of allotments less than 40 hectares to the east of Mount Warning/Wollumbin, and a concentration of larger allotments to the west as seen in Map 5.

Figure 11 shows a breakdown of allotment sizes in the RU2 zone.

Properties

A total of 4,194 separate properties are wholly or partly zoned RU2. While the minimum lot size relates to allotments only, it is reflected in property sizes, with only 12.9% (539) greater than 40 hectares, that is, 87.1% are less than 40 hectares. 2,902 properties or 69.2% are less than 10 hectares. 2,458 properties or 58.6% are less than 5 hectares, and 633 properties or 15.1% are less than 1 hectare.

Of all rateable properties (3,917), an estimated 86.1% of all RU2 properties consist of a single allotment, with about 8.6% comprising two allotments, and the remaining 5.3% containing 3 or more allotments.

Figure 12 shows a breakdown of property sizes in the RU2 zone, while Figure 13 shows a breakdown of the number of allotments per property.

A breakdown of the combined RU1 and RU2 lot sizes can be seen in Figure 14.

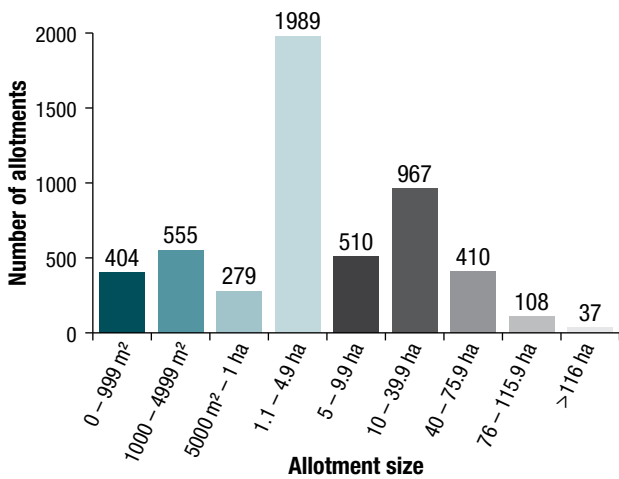


Figure 11: RU2 Rural Landscape – Lot size breakdown

To view Shire wide maps showing the location of allotments in all RU2 zoned land see Map 5.

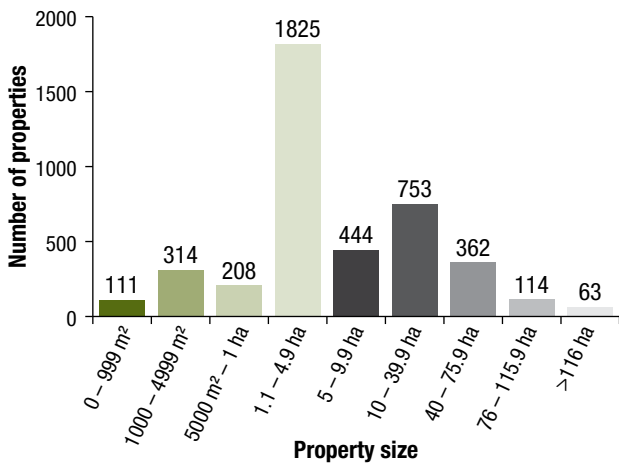


Figure 12: RU2 Rural Landscape – Property size analysis

To view Shire wide maps showing the location of properties in all RU2 zoned land see Map 14.

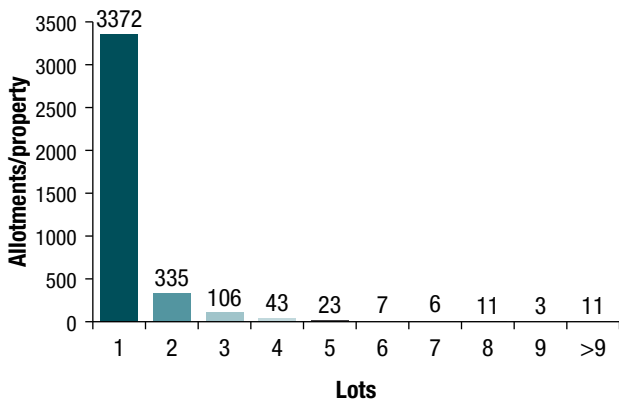


Figure 13: RU2 Rural Landscape – Number of allotments per property

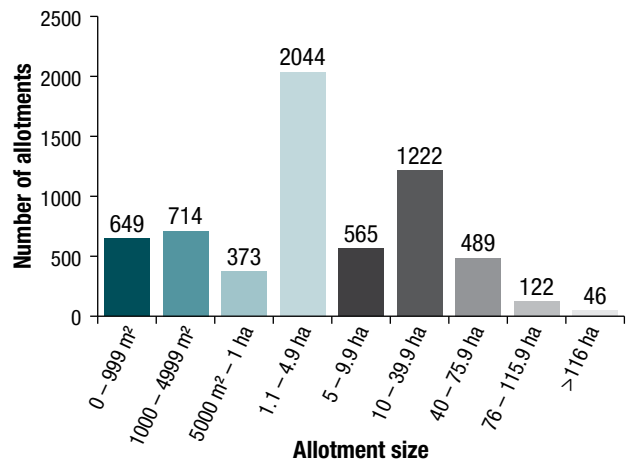


Figure 14: Combined RU1 Primary Production and RU2 Rural Landscape – Lot size breakdown

To view Shire-wide maps showing the location of allotments in all RU1 and RU2 zoned land see Map 6.

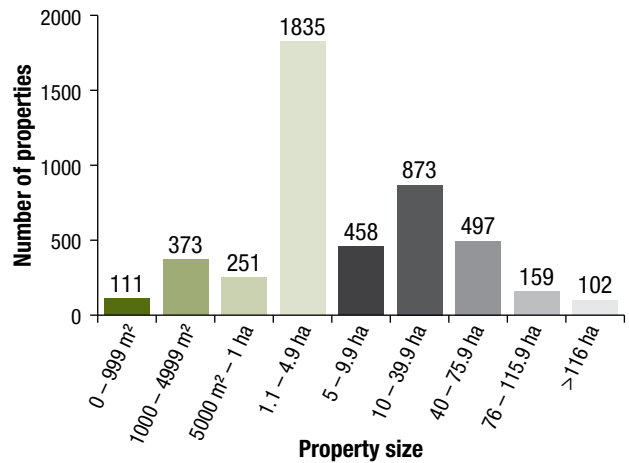


Figure 15: Combined RU1 Primary Production and RU2 Rural Landscape – Property size breakdown

To view Shire-wide maps showing the location of properties in all RU1 and RU2 zoned land see Map 15.

R5 Large Lot Residential

This zone is intended to cater for development that provides for residential housing in a rural setting, often adjacent to towns or metropolitan areas, with lot sizes dependent upon factors such as topography, native vegetation characteristics and surrounding agricultural landuses.

Within the Tweed, the R5 Large Lot Residential zone provides rural lifestyle living opportunities in selected locations as seen in Maps 9 and 17.

Allotments

The R5 Large Lot Residential zone contains approximately 1,240 allotments covering an area of 1,271 hectares. Of these, 80.4%, or 998 allotments are less than 1 hectare; 97%, or 1203 allotments are less than 5 hectares, and 98.9% or 1226 allotments are less than 10 hectares.

Figure 16 show a breakdown of allotment sizes in the R5 zone.

Shirewide maps of R5 allotments can be seen in Map 9.

Properties

A total of 1,205 separate properties are wholly or partly zoned R5; of these, only 0.3% (3) are greater than 40 hectares. 1,202 properties (99.7%) are less than 40 hectares; 1,193 properties or 99% are less than 10 hectares. 1,170 properties or 97.1% are less than 5 hectares, and 964 properties or 80% are less than 1 hectare. 686 properties representing 56.7% of all R5 properties are less than 5000 square metres.

Of all rateable properties (1,152), an estimated 1,123 properties in the R5 Large Lot Residential zone, representing 97.5% of all properties consist of a single allotment.

Figure 17 shows a breakdown of property sizes in the R5 zone.

Shirewide maps of R5 properties can be seen in Map 17.

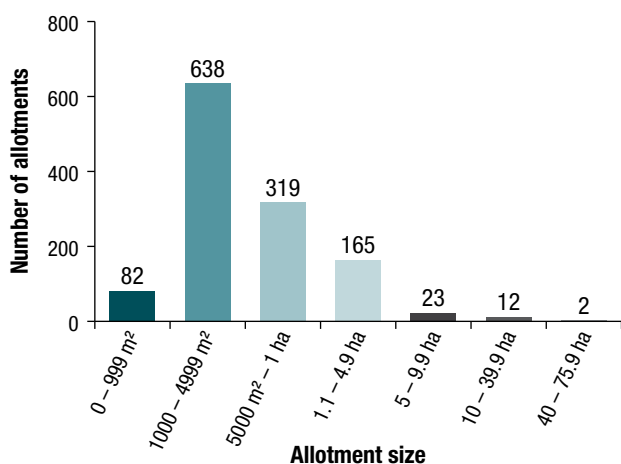


Figure 16: R5 Large Lot Residential – Lot size breakdown

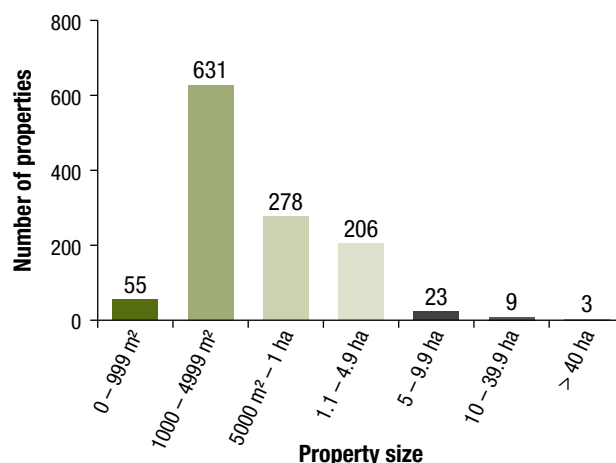


Figure 17: R5 Large Lot Residential – Property size breakdown

7(a) Environmental Protection (Wetlands & Littoral Rainforests)

The objective of this zone is to ensure that significant wetlands and littoral rainforests and their scenic values are conserved and protected.

Within the Tweed, the 7(a) is located predominantly within the coastal zone as seen in Map 10.

Allotments

The 7(a) zone contains approximately 314 allotments covering an area of 1,902 hectares. Of these, 51.3 %, or 161 allotments are less than 1 hectare; 250, or 79.6% of allotments are less than 5 hectares, and 87.3% or 274 allotments are less than 10 hectares. 302 allotments representing 96.2% of all 7(a) allotments are less than 40 hectares.

Figure 18 show a breakdown of allotment sizes in the 7(a) zone.

Properties

A total of 193 separate properties are wholly or partly zoned 7(a); of these, 6.2% (12) are greater than 40 hectares. 181 properties (93.8%) are less than 40 hectares; 158 properties or 81.9% are less than 10 hectares. 142 properties or 73.6% are less than 5 hectares, and 81 properties or 42% are less than 1 hectare. 62 properties representing 32.1% of all R5 properties are less than 5000 square metres.

Of all rateable properties (135), an estimated 103 properties in the 7(a) zone, representing 76.3% of all properties consist of a single allotment, with 17 Properties (12.6%) consist of two allotments.

Figure 19 shows a breakdown of property sizes in the 7(a) zone.

Shirewide maps of 7(a) allotments and properties can be seen in Maps 10 and 18 respectively.

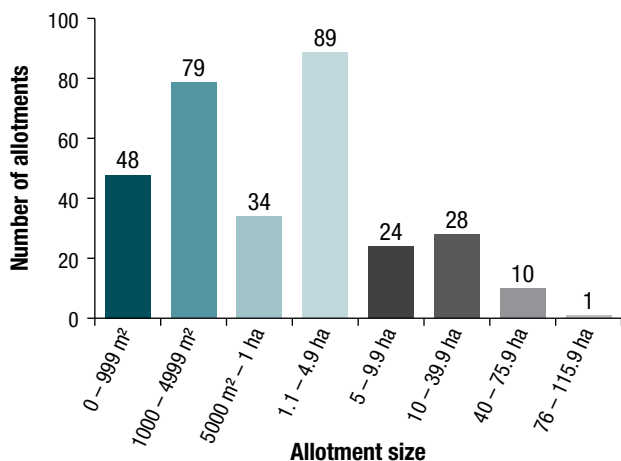


Figure 18: 7(a) Environmental Protection (Wetlands & Littoral Rainforests) – Lot size breakdown

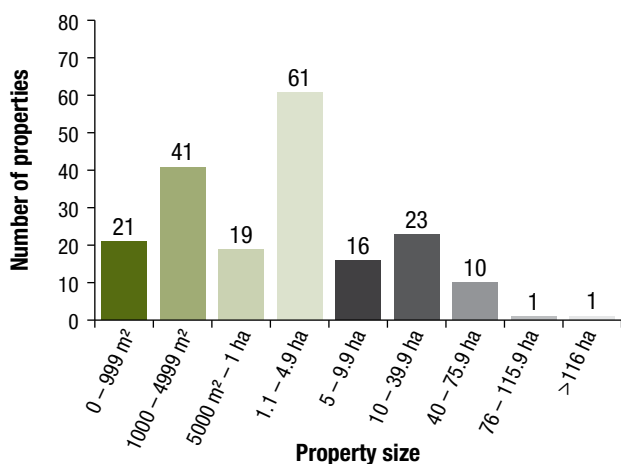


Figure 19: 7(a) Environmental Protection (Wetlands & Littoral Rainforests) – Property size breakdown

7(d) Environmental Protection (Scenic/Escarpment)

The objective of this zone is to protect and enhance areas of particular scenic value, minimise soil erosion from escarpment areas, prevent development in geotechnically hazardous areas, and maintain the visual amenity of prominent ridgelines and areas.

Within the Tweed, the 7(d) zone provides protection of scenic values and escarpments on elevated land throughout the Shire.

Allotments

The 7(d) zone contains approximately 554 allotments covering an area of 5,728 hectares. Of these, 26%, or 144 allotments are less than 5000 square metres; 191 allotments, or 34.5% are less than 1 hectare; 322 allotments (58.1%) are less than 5 hectares. 322 allotments (58.1%) are less than 10 hectares, and 520 allotments representing 93.9% of all 7(d) allotments are less than 40 hectares.

Figure 20 show a breakdown of allotment sizes in the 7(d) zone.

Shirewide maps of 7(d) allotments can be seen in Map 11.

Properties

A total of 439 separate properties are wholly or partly zoned 7(d); of these, 8.4% (37) are greater than 40 hectares. 402 properties (91.6%) are less than 40 hectares; 297 properties or 67.6% are less than 10 hectares. 248 properties or 56.5% are less than 5 hectares, and 145 properties or 33% are less than 1 hectare. 106 properties representing 24.1% of all R5 properties are less than 5000 square metres.

Of all rateable properties (393), an estimated 300 properties in the 7(d) zone, representing 76.3% of all properties consist of a single allotment, with 52 Properties (13.2%) consisting of two allotments.

Figure 21 shows a breakdown of property sizes in the 7(d) zone.

Shirewide maps of 7(d) properties can be seen in Map 19.

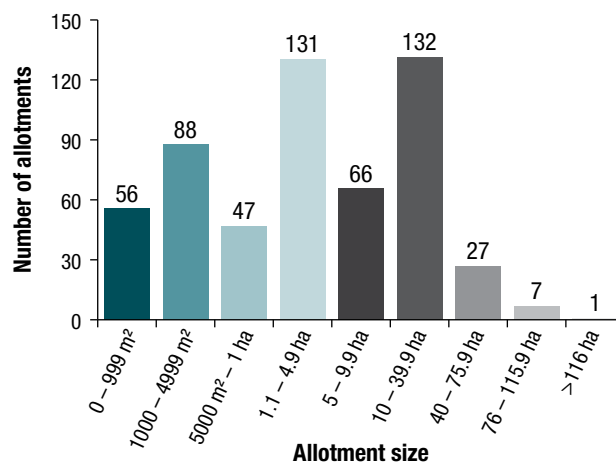


Figure 20: 7(d) Environmental Protection (Scenic/ Escarpment) – Lot size breakdown

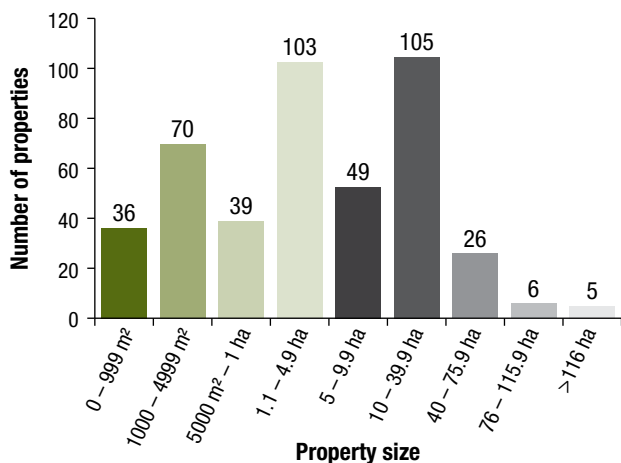


Figure 21: 7(d) Environmental Protection (Scenic/ Escarpment) – Property size breakdown

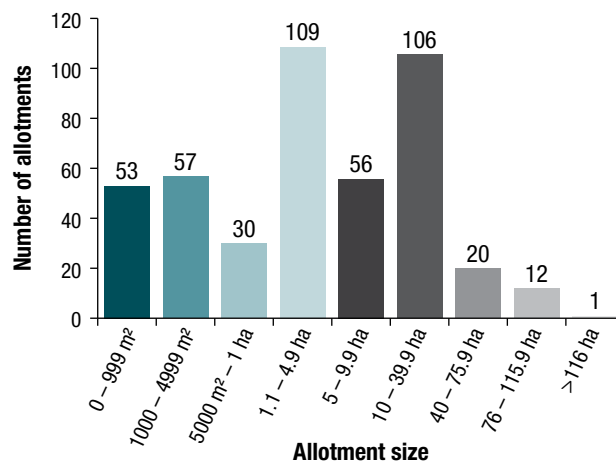


Figure 22: 7(l) Environmental Protection (Habitat) – Lot size breakdown

7(l) Environmental Protection (Habitat)

The objective of the 7(l) zone is to protect areas or features which have been identified as being of particular habitat significance, protect the diversity of habitats for flora and fauna, and protect and enhance land that acts as a wildlife corridor.

Within the Tweed, the 7(l) zone provides protection for habitat in selected locations as seen in Maps 12 and 20.

Allotments

The 7(l) zone contains approximately 739 allotments covering an area of 26,706 hectares. Of these, 19.1%, or 141 allotments are less than 1 hectare; 33.3%, or 246 allotments are less than 5 hectares, and 41.1% or 304 allotments are less than 10 hectares.

Figure 22 show a breakdown of allotment sizes in the 7(l) zone.

Shirewide maps of 7(l) allotments can be seen in Map 12.

Properties

A total of 598 separate properties are wholly or partly zoned 7(l); of these, 6.3% (38 properties) are greater than 40 hectares. 411 properties (68.7%) are less than 40 hectares; 304 properties or 50.1% are less than 10 hectares. 246 properties or 41.1% are less than 5 hectares, and 141 properties or 23.6% are less than 1 hectare. 111 properties representing 18.6% of all 7(l) properties are less than 5000 square metres.

Of all rateable properties (289), an estimated 243 properties in the 7(l) zone, representing 84.1% of all properties consist of a single allotment, with 34 Properties (11.8%) consisting of two allotments.

Figure 23 shows a breakdown of property sizes in the 7(l) zone.

Shirewide maps of 7(l) zoned properties can be seen in Map 20.

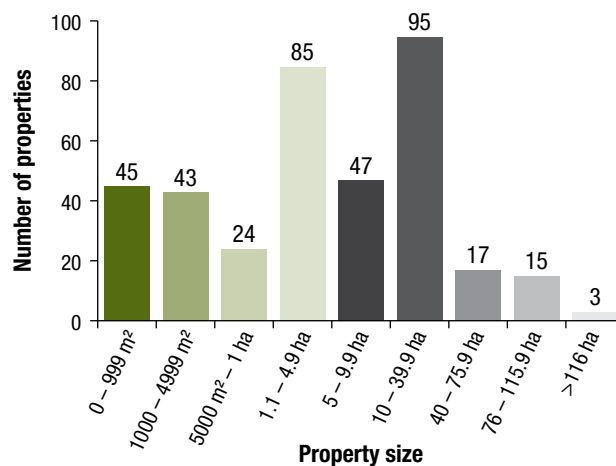


Figure 23: 7(l) Environmental Protection (Habitat) – Property size breakdown

RU5 Village

The objective of this zone are to provide for a range of landuses, services and facilities that are associated with a rural village, and ensure that new development responds to and respects the character of a rural village.

Allotments

The RU5 zone contains approximately 1,425 allotments covering an area of 438 hectares. Of these, 93.3%, or 1,330 allotments are less than 5000 square metres; 1,369 allotments, or 96.1% are less than 1 hectare; 1,415 allotments (99.2%) are less than 5 hectares. 1,419 allotments (99.6%) are less than 10 hectares, and no allotments are greater than 40 hectares.

Figure 24 show a breakdown of allotment sizes in the 7(d) zone.

A Shire wide map of the RU5 allotments can be seen in Map 8.

Properties

A total of 1,252 separate properties are wholly or partly zoned RU5; of these, 2 properties are greater than 40 hectares. 1,240 properties or 99% are less than 5 hectares. 1,200 properties or 95.8% are less than 1 hectares, and 1,166 properties representing 93.1% of all RU5 properties are less than 5000 square metres.

Of all rateable properties (1,148), an estimated 1059 properties in the RU5 zone, representing 92.2% of all properties consist of a single allotment, with 71 Properties (6.2%) consisting of two allotments.

Figure 25 shows a breakdown of property sizes in the RU5 zone.

Shirewide maps of RU5 properties can be seen in Map 16.

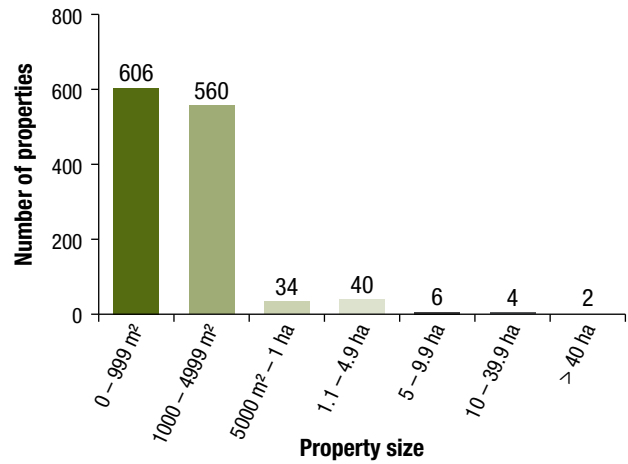


Figure 25: RU5 Village – Property size breakdown

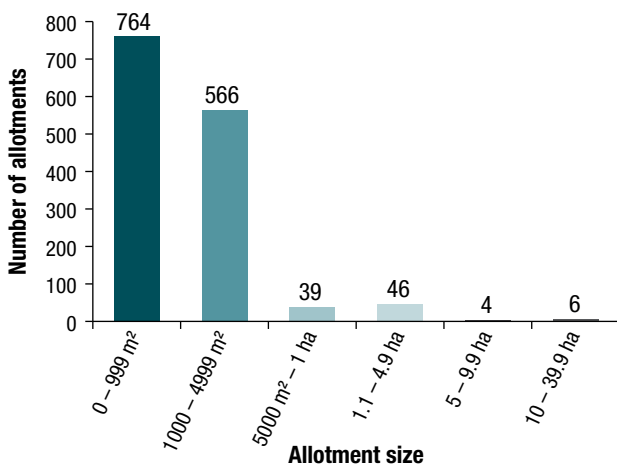


Figure 24: RU5 Village – Lot size breakdown



Allotments

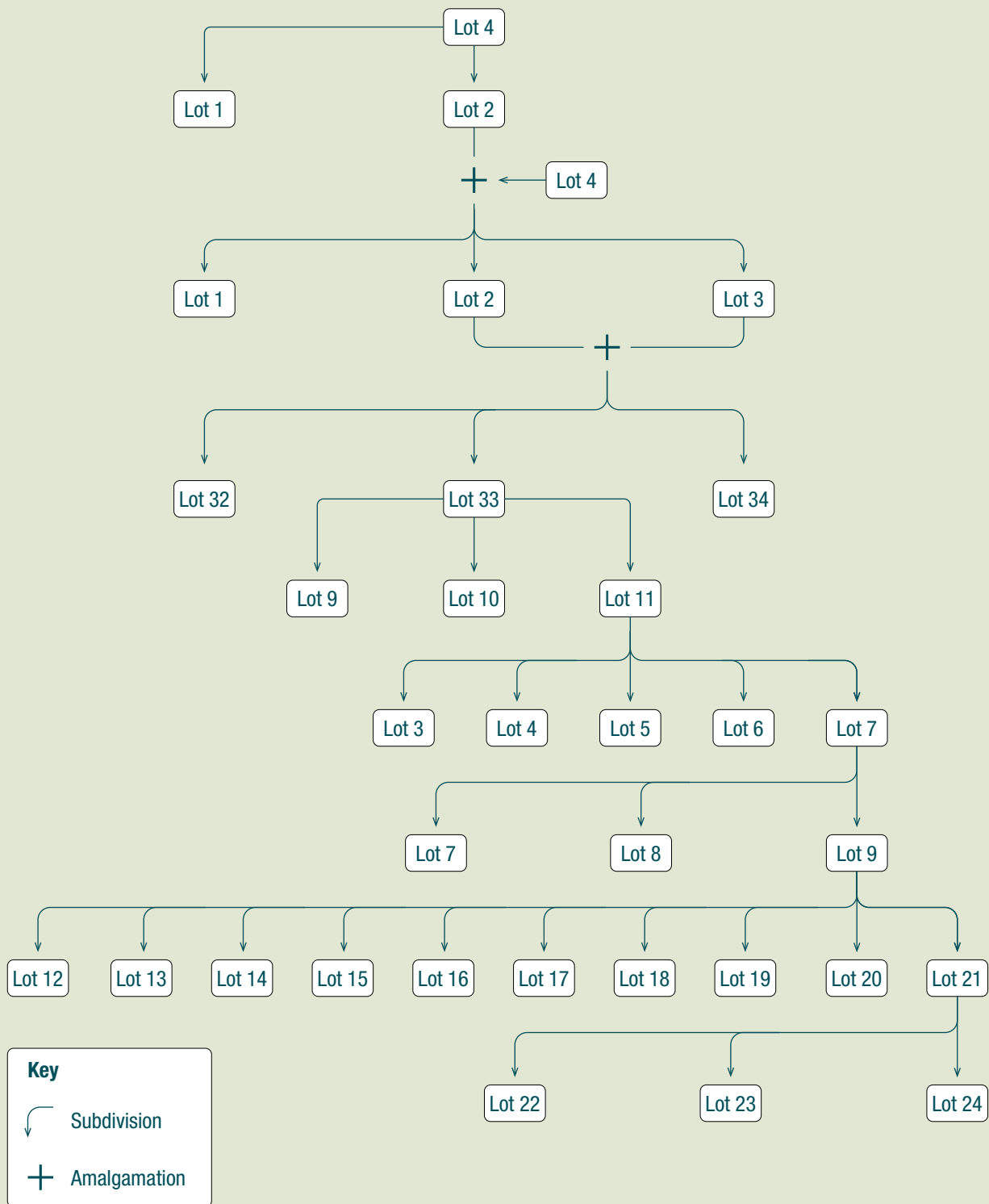


Figure 26: Example of subdivision of 1 lot into 23 lots (based on an actual subdivision)

Implications for planning, development and management of rural land

The cut up of the farm

Subdivision of rural land was made possible under earlier local planning instruments, Interim Development Order 1 (IDO 1–29 May 1964), and Interim Development Order 2 (IDO 2–30 September 1966).

In 1973 the state government introduced a 40 hectare subdivision policy in rural areas to prevent fragmentation of viable rural holdings, ensure consolidation of urban areas, prevent premature subdivision of land on the fringe of urban areas which would inhibit future urban expansion, and avoid ribbon development along roads linking towns and villages.

In 1976, the 40 hectare minimum subdivision requirement for rural land was inserted into IDO 2.

While this planning provision has been in effect for more than 40 years, the rate and extent of subdivision prior to that time was such that nearly 90 percent of all RU1 and RU2 land was subdivided into allotments less than 40 hectares.

With the demise of dairy farming, for which anecdotal evidence suggests approximately 1,750 properties in the Tweed, and piggeries, of which there were approximately 1,150, often associated with the dairy, many farmers turned to beef cattle production as an alternative; however, without the higher inputs and regular returns of dairying, beef cattle production on small dairy farming properties has not been as viable.

Reduced income led to a need to generate alternative income which fuelled the demand for subdivision and a further decline in viability, commencing a downward spiral which led to previously productive rural properties being transformed into lifestyle alternatives with many no longer utilised for any form of agricultural production, yet still zoned for rural landuses and surrounded by rural zoned land.

The potential for conflict between new landowners looking for a green change, and adjoining agricultural producers and the perception that rural land is simply land waiting to be further subdivided has led to demands for further subdivision and potential loss of productive agricultural land.

New ideas and new opportunities

While the transition from rural enterprises dominated by dairy farming and banana production and an historical subdivision of rural properties has generated a significant loss of land for agricultural purposes, a transition back to rural production has been occurring.

With the influx of new landowners, some of whom desire to see their properties utilised for more than landscaped gardens and lawns, has come a diversification of rural enterprises, with agricultural products being notably varied when compared to

the region more broadly. Coupled with this is a concern raised by the Department of Primary Industry regarding the need to retain resource access, and security for food production into the future as new plant and crop species and improved farming techniques make small area properties more viable, especially in locations such as the Tweed which adjoins the significant population centre of South East Queensland.

Still an agricultural producing area

Tweed Shire is recognised as a state-level significant agricultural producer; in 2013 the Shire contributed approximately 30% of State product value of sugarcane and bananas and 10% of the State's tropical orchard fruit value. The landuse and landscape of the region continues to maintain a predominantly agricultural outlook, with agriculture supporting 10% of the workforce.

The Resource Inventory and Land Capability Assessment completed in Stage 1 of the project noted that:

“Competition for land from amenity purchases has impacted on the value of rural land, in many cases outpricing bids from farmers who seek to expand and retain consistent levels of income. As such, farmers are facing increasing competition from new residents with non-farming backgrounds,” and

“Despite its transition towards service sectors, Tweed Shire remains a significant agricultural producer.”

It goes on to say that *“the rural features are found to have additional economic values beyond its agricultural output; with the rural landscape being a key drawcard for new lifestyle residents and visitors through its mountainous backdrop, pastoral-coastal setting, conserved forested regions and ‘village’ features. These rural features will face increasing pressure from urbanisation, rising land prices and increased congestion in South East Queensland.”*

The extent of rural land apportioned for agricultural purposes is a reflection of the historical subdivision of properties, with 79% of rural land apportioned for agricultural purposes; this is significantly lower than in the Northern Region (90%), and Gold Coast Region (83%).

While not recognised as a broadacre cropping locality, the feasibility of the land for grazing is well recognised as seen in Maps 27 and 28.

But not like the Gold Coast

The Tweed community has expressed a strong desire for the Tweed to not develop and look like the Gold Coast. The ability to protect those attributes which make the Tweed a distinctive and desirable place to live and work, or just visit are the very aspects at most risk from development resulting from inappropriate planning and management.

NSW Right to Farm Policy

In December 2015 the NSW Government published the New South Wales Right to Farm Policy. The concept of 'right to farm' relates to a desire by farmers to undertake lawful agricultural practices without conflict or interference arising from complaints from neighbours and other landusers.

In addition to comments received from the Department of Primary Industries raising concerns about loss of access to potentially productive agricultural land, the State Government is implementing a planning approach for landuse adjoining and near agriculture or land capable of being used for agriculture that minimises conflict, and will support farmers' right to farm and encourage the use of best practice.

Far North Coast Regional Plan 2036

Direction 11 of the North Coast Regional Plan 2036 seeks to protect and enhance productive agricultural lands through a range of measures which include:

- Use of minimum subdivision standards for rural zones to enhance the viability of the agricultural sector.
- Maximising production efficiencies.
- Support for the delivery of local fresh foods by limiting land fragmentation.
- Limiting dwellings in rural zones will also help to avoid potential landuse conflicts with agricultural activities.
- Identifying potentially suitable locations for small-lot primary production.
- Encouraging greater diversity in the agricultural sector, including agri-tourism, processing and packaging of produce and associated retail services.
- Support for establishment of boutique commercial, tourist and recreation activities that do not conflict with primary production.

Small lot clusters

Cutting up the farm for rural lifestyle purposes has led to conflict between those seeking a more residential experience in a rural setting and those utilising the land for agricultural purposes. On occasion this conflict with traditional farming practices has placed pressure on farmers to modify their practices or sell up and move elsewhere, as has also been experienced with some extractive industry sites.

The ability of these residents to live on lifestyle properties within a rural environment without placing pressure on adjoining landowners seeking to operate legitimate agricultural operations is seen as an important part of managing the future of rural land.

Within the RU1 and RU2 zones, allotments less than 5 hectares are scattered throughout the Shire as isolated allotments or within clusters, as seen in Map 7.

Clusters of allotments typically less than 5 hectares are more specifically located along what were previously referred to as 'scheduled roads' under the earlier planning provisions of IDO 1 and IDO 2 LEP 1987. Through these planning provisions it was previously possible to subdivide a property into allotments substantially less than the MLS predominantly for lifestyle purposes.

Figure 26 shows how one allotment in the west of the Shire was first amalgamated with an adjoining allotment and then repeatedly subdivided to create 23 allotments. This intensity of subdivision was responsible for creating many of the small lot clusters scattered throughout rural Tweed.

While RLS Policy Direction 1 refers to protecting agricultural land, and Policy Direction 5 talks about provision of greater housing diversity, some existing small lot clusters may provide an opportunity to increase housing densities within the existing footprint of some clusters.

MLS in the RU1 (10ha) Primary Production zone

The RU1 Primary Production zone represents some of the highest quality and productive agricultural land in the Shire.

Under Tweed LEP 2014, the objectives of the zone are:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between landuses within this zone and landuses within adjoining zones.
- To protect prime agricultural land from the economic pressure of competing landuses.

Within the RU1 (10ha MLS) zone, a property would need to be at least 19 hectares in size to be subdivided, and, with all other considerations ignored, might be able to create two allotments, one of 10 hectares, and the other of 9 hectares.

Investigations have shown that a totally of 17 allotments are 19 hectares or greater. Of these allotments, at least 14 are wholly or partially within areas currently mapped as being impacted by the 1 in 100 year flood event.

It is proposed that these allotments be added to the proposed Dwelling Opportunity Map proposed to ensure that any dwelling entitlement is retained and increase the MLS to 40 hectares standardising the MLS for all RU1 zoned land.

While 70.4% of allotments are already less than the MLS of 10 hectares, a relatively large number of properties consist of more than one allotment when compared with the RU2 zone (25.5% compared to 14% in RU2), suggesting a desire to amalgamate for agricultural purposes. Increasing the minimum allotment size to 40 hectares will not impact those allotments already less than the existing MLS.

Given the diversity of allotment and property sizes in the zone, the importance of protecting agricultural land, the small number of allotments with further subdivision potential, and the ability to rationalise the RU1 zone with a single MLS, an increase in the MLS to 40 hectares will maintain the existing allotment sizes and make the standard consistent for all RU1 and RU2 zoned land.

The location of RU1 (10ha MLS), and RU1 (40ha MLS) can be seen in Map 4.

Putting it all together

Given the already significant loss of agricultural land to rural residential purposes, the potential for ongoing productive use of rural land for agricultural purposes, and the clear focus of the State government to enhance productive agricultural land, further subdivision of rural properties is not considered to be an appropriate way to support agricultural production and secure a future for innovation and diversification of rural-based enterprises.

Protection of agricultural land for alternative farming and rural enterprises is considered a priority for the future of rural Tweed; retention of the existing minimum lot size for RU1 (40ha) Primary Production and RU2 Rural Landscape land will maintain flexibility into the future.

While further subdivision of productive or potentially productive agricultural land is not supported, the potential exists for an intensification of rural residential lifestyle living opportunities within existing small lot clusters. Subdivision of existing properties within these clusters may be possible where agricultural land, scenic amenity, and bushland are protected or enhanced, where landowners are in agreement, and demand for services and facilities can be provided without added cost to the community.



Appendix 9

Housing opportunities and dwelling entitlement

Analysis and discussion

Rural Tweed provides a diversity of lifestyle and residential opportunities due to the favourable climate, rural and scenic landscape, world heritage native vegetation, proximity to the coast and population centre of South East Queensland.

While selling off a part of the farm is seen as an option for some landowners, feedback received during community engagement has suggested that others would prefer, or be happy with, greater housing opportunities without subdivision.

In considering the potential impact of providing increased housing opportunities in rural Tweed, it was first necessary to understand the nature of properties and estimate the number of houses already in existence.

While Council retains records for all properties, accessing whole-of-shire information through a single database was not possible. As such, a surrogate approach was developed to provide an indication of the likely presence of dwellings. This required an assessment of whether the mailing address for the landowner was the same as the property address, and whether a garbage service was provided, and onsite sewer management system registered.

While only indicative, investigations undertaken by Council suggests that the overwhelming majority of rural properties are likely to contain a house.

All data provided should only be used for indicative purposes and should not be used for other than strategic planning purposes.

No attempt has been made to verify the legality of dwellings on rural properties.

RU1 Primary Production

Of the estimated 701 rateable properties in the RU1 Primary Production zone, approximately 609, or 86.9% of properties are expected to contain a house.

Assuming that the majority of landowners receive mail to the property address, it is estimated that approximately 255 or 41.9% of dwellings are occupied by the landowner.

The corollary being that approximately 354 or 58.1% of the 609 dwellings in the RU1 zone are not occupied by the owner and assumed to be rented.

In the RU1 zone approximately 532 or 58.1% of dwellings are assumed to have their household garbage collected by Council's roadside service.

RU2 Rural Landscape

Of the estimated 3,917 rateable properties in the RU2 Rural Landscape, about 3,590 or 91.7% of properties are likely to contain a dwelling.

Assuming that the majority of landowners receive mail to the property address, it is estimated that approximately 1,992 or about 55.5% of dwellings are occupied by the landowner.

The corollary being that approximately 1,598 or about 44.5% of the 3,590 dwellings in the RU2 zone are not occupied by the owner and assumed to be rented.

In the RU2 zone approximately 3,223 or about 89.8% of dwellings have their household garbage collected by Council's roadside service.

R5 Large Lot Residential

Of the estimated 1,152 rateable properties in the R5 Large Lot Residential zone, approximately 95.2% or 1097 of all properties are expected to contain a house.

Assuming that the majority of landowners receive mail to the property address, it is estimated that 770 or 70.2% of dwellings are occupied by the landowner.

The corollary being that approximately 382 or 29.8% of dwellings in the R5 zone are not occupied by the owner and assumed to be rented.

In the R5 zone approximately 1,085 or about 98.9% of dwellings have their household garbage collected by Council's roadside service.

7(a) Environmental Protection (Wetlands & Littoral Rainforests)

Of the estimated 135 rateable properties in the 7(a) zone, approximately 80 properties, or 59.3% of all properties are expected to contain a house.

Assuming that the majority of landowners receive mail to the property address, it is estimated that approximately 24, or 30% of dwellings are occupied by the landowner.

The corollary being that approximately 56 properties or 70% of dwellings in the 7(a) zone are not occupied by the owner and assumed to be rented.

In the 7(a) zone approximately 80 or about 100% of dwellings have their household garbage collected by Council's roadside service.

7(d) Environmental Protection (Scenic/ Escarpment)

Of the estimated 393 rateable properties in the 7(d) zone, approximately 340 properties, or 86.5% of all properties are expected to contain a house.

Assuming that the majority of landowners receive mail to the property address, it is estimated that approximately 153 dwellings (45%) are occupied by the landowner.

The corollary being that approximately 187 (55%) of dwellings in the 7(d) zone are not occupied by the owner and assumed to be rented.

In the 7(d) zone approximately 274 or about 80.6% of dwellings have their household garbage collected by Council's roadside service.

7(l) Environmental Protection (Habitat)

Of the estimated 289 rateable properties in the 7(l) zone, approximately 240 properties, or 83% are expected to contain a house.

Assuming that the majority of landowners receive mail to the property address, it is estimated that approximately 87 (36.2%) of dwellings are occupied by the landowner.

The corollary being that approximately 153 (63.8%) of dwellings in the 7(l) zone are not occupied by the owner and assumed to be rented.

In the 7(l) zone approximately 180 or about 75% of dwellings have their household garbage collected by Council's roadside service.

RU5 Village

Of the estimated 1,148 rateable properties in the RU5 zone, approximately 1081 properties, or 94.2% are expected to contain a house.

Assuming that the majority of landowners receive mail to the property address, it is estimated that approximately 680 (62.9%) of dwellings are occupied by the landowner.

The corollary being that approximately 401 (37.1%) of dwellings in the RU5 zone are not occupied by the owner and assumed to be rented.

Dwelling entitlement

The concept of 'dwelling entitlements' has long been thought of as inferring the ability to construct a dwelling; however, 'dwelling entitlement' is a colloquial term not well defined in planning legislation, which refers more specifically to the ability of an applicant or landowner to lodge a Development Application for assessment of a request to build a dwelling. There is no guarantee that any development application will lead to an automatic approval to build; assessment of the application would consider the site specific aspects of the proposal and the merits of constructing the house as proposed.

Where the minimum lot size (MLS) is equal to or larger than the development standard for the relevant zone, a 'dwelling entitlement' is automatically assumed to exist, and a landowner can at any time lodge a Development Application for construction of a house. However, this is not the case where the allotment is less than the standard for the zone.

While dwelling entitlement relates to the size of an allotment, because the majority of rural properties consist of a single allotment, the impact of lot size and dwelling entitlement can also be reflected in property statistics.

The status of dwellings that existed prior to the commencement of 'dwelling entitlement' provisions in Council's early planning instruments is such that in rural areas prior to the commencement of Interim Development Order 1 (IDO 1) on 9 September 1964, dwellings could be constructed without the need for a formal approval from Council. This changed with the commencement of IDO 1. As such, dwellings constructed before this date are now considered to have existing use rights in certain circumstances.

The complexity of the process and criteria used in determining whether a property has a dwelling entitlement, and the equally problematic question of whether a dwelling constructed prior to 1964 has an existing use right has led to confusion and frustration in the community and ongoing resourcing issues for Council.

Development of an approach to simplify the determination of 'Dwelling entitlements' and 'existing use rights' will simplify and streamline the planning process.

Dwelling entitlement investigations

Where the lot size is less than the standard for the zone, and no 'dwelling entitlement' is known to exist a convoluted investigation back through historical records and planning instruments will be required. Such an investigation is usually undertaken by Council officers, at a nominal fee which does not reflect the time required to complete the search.

During the period 2013–2015, 254 requests were received by Council for dwelling entitlement investigations. Assessment of these requests resulted in approximately 200 (78.7%) being granted an entitlement.

To simplify procedures for determining if an allotment has a dwelling entitlement, it is proposed to introduce a Dwelling Opportunity Map which is a register of known entitlements.

Should a property not contain a dwelling, and a dwelling entitlement is known to exist, these allotments and properties will be entered on to the Map and the dwelling entitlement will be retained.

It is proposed that a 'sunset' clause be included in Tweed LEP 2014 which provides landowners two years to provide Council with evidence that a dwelling entitlement exists for these vacant allotments and have the allotment added to the Dwelling Opportunity Map.

At the end of the two year period, Council will no longer undertake dwelling entitlement investigations. If a property is not on the Map, the Gateway process for assessment of planning proposals will be the pathway for determining if a vacant undersized property should be added to the Dwelling Opportunity Map.

Subdivision for agricultural purposes creating undersized allotments

Through clause 4.2 of Tweed LEP 2014 it is currently possible to subdivide rural land for the purpose of primary production to create a lot less than the MLS for that zone so long as the lot created does not contain an existing house, and a house cannot be erected on the lot.

The benefit of this clause is that landowners seeking to expand their rural activities can acquire additional land that has not been developed with the construction of a house and the associated escalated land value this incurs.

The potential disadvantage of this clause is currently that should a landowner wish to sell off a part of the property containing agricultural land and retain the existing house on the remainder of the property, and the parcel containing the house is less than the MLS, the potential exists for this smaller allotment to lose its dwelling entitlement.

It is proposed to review opportunities to facilitate amalgamation of agricultural land through use of Clause 4.2, and retain the dwelling entitlement for any undersized allotment created which contains an existing dwelling.

Vacant allotments

RU1 Primary Production

Of the 1,285 allotments (767 properties) within the combined RU1(10ha MLS) and RU1 (40ha MLS) zone, it is estimated that approximately 91 properties representing 11.9% of the total may not contain a house; with 63 being within a property consisting of a single allotment, and 28 properties consisting of more than one allotment.

Of those allotments less than the development standard of 10 hectares within the RU1 (10ha MLS) zone, it is estimated that a total of 11 lots are not likely to contain a house; 9 of these lots are contained within properties consisting of one allotment; the remaining 2 lots occurring in a single property.

Of those allotments less than the development standard of 40 hectares within the RU1 (40ha MLS) zone, it is estimated that a total of 35 lots are not likely to contain a house. 24 of these lots are contained within properties consisting of one allotment; the remaining 11 lots occurring in a single property.

Combined, approximately 46 allotments are less than the relevant RU1 MLS (11 in the 10ha, and 35 in the 40ha MLS zones), and not likely to contain a house. This represents 3.6% of the total number of allotments.

RU2 Rural Landscape

Of the total 5,259 allotments (4,194 properties) within the RU2 zone, it is estimated that approximately 326 properties representing 8.3% of the total may not contain a house; with 271 being within a property consisting of a single allotment, and 55 properties consisting of more than one allotment.

Of those allotments less than the development standard of 40 hectares it is estimated that a total of 335 lots are not likely to contain a house. 214 of these lots are contained within properties consisting of one allotment; the remaining 121 lots spread across properties consisting of more than one allotment.

RU1 and RU2 combined

Investigations into the potential number of allotments less than the MLS for the respective zone suggests that approximately 381 within the RU1 and RU2 zones may not contain a dwelling.

No investigation into constraints affecting these lots, and reasons why these properties may not contain a house have been undertaken.

Multiple Occupancy and rural landsharing communities

Within the context of rural land, Multiple Occupancy (MO) refers to rural properties where 'common areas' are shared by more than one household established through arrangements such as trusts, cooperatives, shareholdings and partnerships.

Rural landsharing communities are one form of MO, which until recently were created under *State Environmental Planning Policy No 15 – Rural Landsharing Communities* (SEPP 15). The SEPP enabled the erection of multiple dwellings on a single allotment and the sharing of facilities and resources to collectively manage the allotment. The SEPP stipulated a range of planning provisions including that subdivision is not permissible.

On 5 August 2016 SEPP 15 was repealed and its provisions included in Schedule 1 of the newly created *State Environmental Planning Policy (Integration and Repeals) 2016*.

The new SEPP provides transitional arrangements where communities had been approved under SEPP 15. The SEPP will be repealed two years after commencement, giving councils time to include a local provision for rural landsharing communities in their LEPs or, where this has not occurred, for the clause to be transferred to another planning instrument.

While MOs provide an alternative to more traditional Freehold land ownership that is more 'communal' in nature, harmony within the community is an important aspect of ensuring that shared assets are maintained to the benefit of all members.

With the passage of time, generational change, and changes to life expectations and circumstances, some members of such communities have sought to sell or secure loans for a range of purposes; however, because the community is established on a single allotment, the ability of any individual to either sell and allow someone with greater financial ability to move in, or to leverage the assets of the Community to acquire a mortgage for improvements or other reasons is limited due to a lack of individual property title.

Where a member of the community is not able to meet the financial commitments for management and upkeep of communal land and assets, this can lead to added burden on the remainder of the community and therefore, if assets are not maintained, a deterioration of shared assets such as access, wastewater disposal systems, farming or environmental areas will occur.

While there are relatively few lawful MO communities in the Tweed with approximately 13 containing at least 107 dwellings as seen in Map 22. The ability to secure individual title over at least part of the property has been raised as a concern for some members of such communities.

Benefits from alternative land tenure arrangements which provided some form of personal ownership of at least the dwelling and land on which it lies, could assist in securing financial assistance for renovations or improvement to communal resources, or enable others to 'buy in' utilising mortgaging or other arrangements which require an asset to leverage against.

One form of land tenure to be further considered is Community Title development where an individual within a community could obtain a registrable title and secure a separate certificate of title for part of the overall development, which can then be mortgaged, transferred or inherited, but still allow for the ongoing use and management of communal assets shared by all members of the community.

Benefits from such an approach would include the ability to better maintain all the land and assets of the community, could result in a net environmental benefit and raise funds through rates for infrastructure, services and facilities provided by Council.

Any change to how Rural Landsharing Communities are created and managed will require State Government approval, and mechanisms and planning provisions will be required to ensure that such an approach did not lead to increased demand for such communities and further subdivision of rural land.

Prior to the repeal of *State Environmental Planning Policy (Integration and Repeals) 2016* it is proposed to review opportunities to assist shareholders in rural landsharing communities acquire land title for at least part of each property and develop local provisions for the future of Rural Landsharing Communities.

Farmland rating

While the majority of rural Tweed is zoned for rural landuse purposes, many of the smaller properties, in particular, are utilised for rural residential purposes, even though they remain zoned either RU1 Primary Production, or RU2 Rural Landscape; however, some smaller properties are recognised as conducting genuine agricultural activities.

Under Council's revenue and rating system, rural landowners can apply to have their rate base changed to reflect its predominant use. Within rural Tweed where it can be proven that the predominant use of the property is 'farmland' as defined in the *Local Government Act 1993*, or other pertinent determining factors can be satisfied, a variation to the rate base can be granted.

While many farmers operate their properties for some form of commercial purpose, many landowners may not operate at a scale to justify a variation to the rating base and as such, farmland rating is not the sole criteria which determines whether a property is being utilised for agricultural or 'rural-based' activities.

The purpose of including 'potentially productive' land is to acknowledge that while not all land is currently used for productive agricultural purposes, the potential of that land to have a productive use in the future should not be ignored based on current use. In some instances, landowners have invested in rural land and allowed the property to degenerate and argue that the property is no longer used for agriculture and should be rezoned for an alternative 'higher use'. This action seeks to encourage the use of rural land for a purpose permissible in that zone, and not allow weed infestations and loss of production to diminish the local economy.

In 2015, for RU1 Primary Production zoned land 393 properties, (51.2% of the total 767 properties) were 'Farmland' rated. As seen in Figure 27, 7 properties are less than 1 hectare, 33 are 5 hectares or less, 62 are less than 10 hectares, and 241 (31.4%) less than 40 hectares. 152 properties (19.8%) are greater than 40 hectares. The location of farmland rated properties in the RU1, RU2 and R5 zones can be seen in Maps 23–26.

Under Policy Direction 1, Council has resolved to encourage sustainable agricultural production and protect agricultural land. Where a property is rated 'farmland' ensuring that the property conducts legitimate agricultural practices will be encouraged.

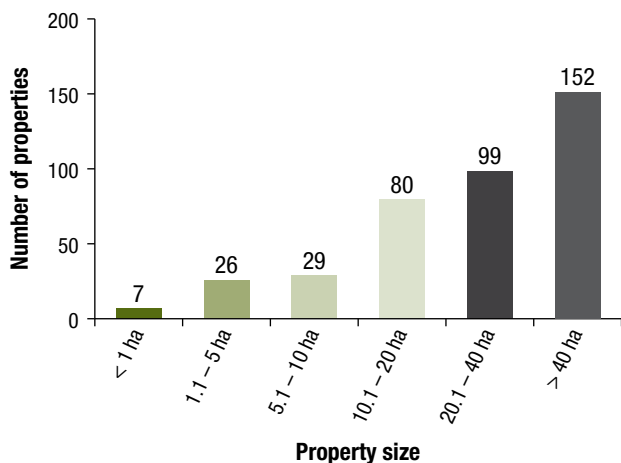


Figure 27: RU1 Primary Production – farmland rating – Property breakdown

For RU2 Rural Landscape zoned land 643 properties, (15.3% of the total 4,194 properties) were 'Farmland' rated. As seen in Figure 28, 8 properties are less than 1 hectare, 83 are 5 hectares or less, 139 are less than 10 hectares, and 354 (8.4%) are less than 40 hectares. 289 properties (6.9%) are greater than 40 hectares.

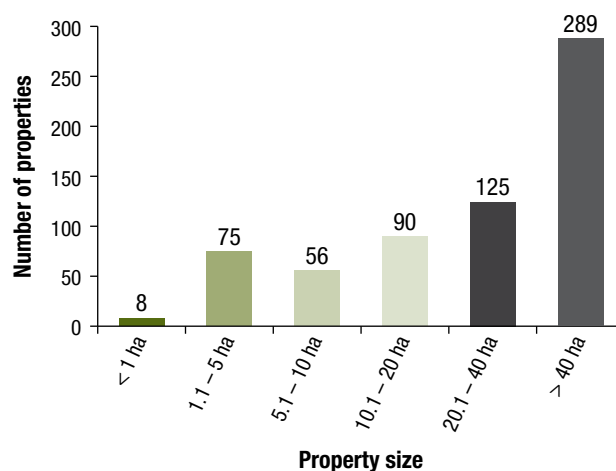


Figure 28: RU2 Rural Landscape – farmland rating – Property breakdown

Maps of 'Farmland' rated properties can be seen in Maps 23–26.

While the majority of smaller properties are assumed to be utilised for lifestyle or rural residential purposes, a significant proportion have been assessed as conducting legitimate agricultural activities. Agriculture is prohibited in residential zones, and as such, protection of agricultural activities in rural areas regardless of lot size or current use will need to be considered when any changes to lot sizes are considered, particularly in small lot clusters.

Rural Workers' Dwellings

Clause 4.2C of Tweed LEP 2014 makes provision for erection of rural workers' dwellings in the RU1 and RU2 zones.

While the intention of the clause is to provide housing opportunities to support legitimate agricultural activities, the requirement that the development is remote or in an isolated location is difficult to meet given the relatively short travel distances in the Tweed. Removal of this requirement will make it easier for landowners operating legitimate agricultural operations to provide accommodation for workers.

Constrained land mapping

During the public exhibition of the Stage 2 Issues Analysis, a suite of maps identifying land which was heavily constrained for the purposes of residential development, or agricultural land mapped as State and Regionally Significant Farmland were prepared. Together these maps provide an indication of the significant biophysical constraints affecting rural Tweed; the maps show following:

- Flood liable land (land affected by the 1 in 100 year storm event).
- Steep land (slopes greater than 18 degrees).
- Land subject to mass movement.
- Land of high terrestrial biodiversity value.

In addition, protected agricultural land falling into the following categories was also included:

- State and Regionally Significant Farmland
- Biophysically Significant Agricultural Land (BSAL)

In response to concerns raised by the NSW Office of Water regarding the impact of onsite effluent disposal systems, a further category of constrained land has been considered, namely:

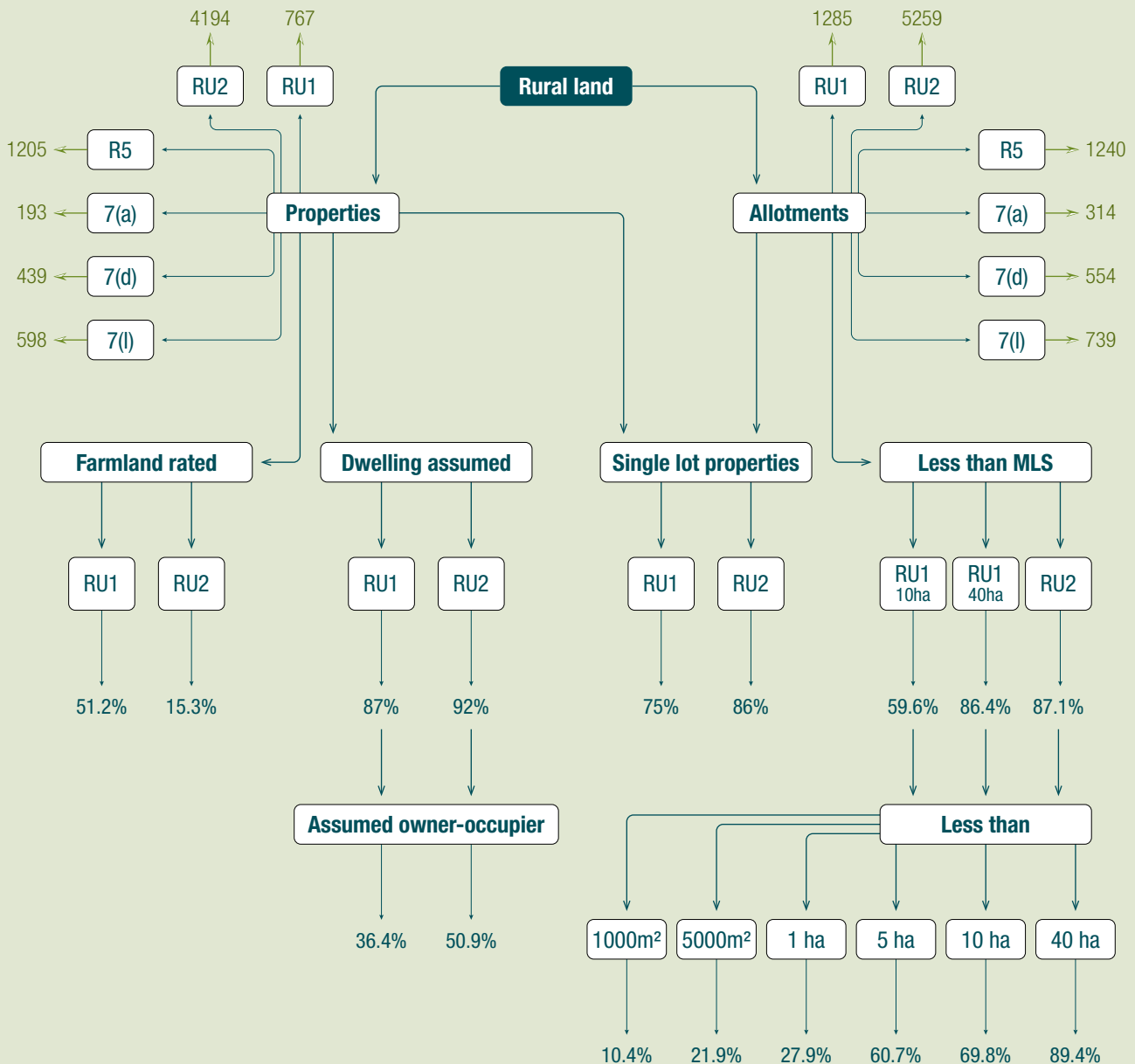
- Land within 100 metres of a permanent water body.

While the *Native Vegetation Act 2003* regulates clearing of live native vegetation, the clearing of dead native vegetation or exotic vegetation on state protected land (SPL) is still regulated by the old *Native Vegetation Conservation Act 1997*. State protected land is classified as:

- Land sloped at over 18 degrees (Category A)
- Riparian Land (Category B)
- Sensitive Land (Category C)

Maps showing the location of all categories of constrained land can be seen in Maps 31–38.

As Map 38 shows, rural Tweed is highly constrained, placing pressure on available land to fulfill a range of functions. Ensuring that development is appropriate, reflects the constraints affecting the land, and outcomes are consistent with the endorsed policy directions of Council for rural land require special consideration.



Property and allotment snapshot

Implications for planning, management and development of rural land

While subdivision has been seen as a means of resolving the financial concerns of rural landowners seeking to stay on the farm, for many, the ability to provide accommodation for family or workers, or generate a supplementary income has been seen as an appropriate alternative to selling off part of the farm.

Matters to consider

Consideration of additional dwelling diversity in rural areas must factor in the provision of appropriate cost effective infrastructure, services and facilities which are critical for the proper functioning of any development and the communities that rely on it, and the nearby communities that may be affected. Whether it is a single dwelling or more, the cumulative impact of development must be considered, along with other factors such as:

- the ability of the road network to accommodate added traffic
- safety of road users, both local residents and visitors
- cost of improvements and escalated ongoing maintenance
- ability to reduce car dependency and minimise travel distances
- impact on provision of emergency services such as fire and ambulance
- efficient provision of Council services such as water, wastewater disposal, and garbage services
- ability to provide local employment opportunities where possible; all of which require consideration when significant changes in the population are proposed.

Questions to answer

Questions to answer when assessing the potential implications of greater housing diversity would include, but not be limited to:

- Is there sufficient demand to justify changes?
- If so, where should development occur?
- What type or style of development is appropriate?
- Should it occur now or be staged over many years?
- What is the most effective way to minimise additional costs to the community?
- Will community services and facilities cope with the increased population and associated demands?

As analysis of the data suggests, rural Tweed provides a significant rental housing market, and while the use of rural housing was not a matter to be investigated in developing this strategy, it can be assumed that any change to local planning provisions that led to an increase in rural housing will result in housing being made available for a range of uses which might include:

- Build a new house and rent the existing dwelling.

- Build a second house for rental purposes.
- Build a second house and rent both.
- Provide accommodation for the extended family.
- Provide temporary or long term accommodation for farm labour.
- Provide accommodation in lieu of payment for 'live-in' help.

The long term cumulative impact of any increase in the number of additional dwellings in rural Tweed will have a significant bearing not just on housing stock and availability of rural accommodation, but will also have secondary or 'flow-on' impacts on a broad range of related services and facilities such as provision of schools, access to health care, ability of rural fire services to protect houses during emergencies, and locally available day-to-day requirements, some of which may not be immediately available in all rural locations.

In addition, an escalating rural population could lead to an increase in demands for Council to provide goods and services currently not available, or at a standard in excess of what is currently available.

While many residents of rural Tweed live on properties predominantly for lifestyle purposes, the amenity of rural areas is overwhelmingly determined by the nature of agricultural activities. The expectations of rural residents should reflect the rural setting within which properties are located and not lead to an escalation in expectations for a more residential experience.

The location of rural roads, their condition and traffic counts can be seen in Maps 43–46.

Role of villages

While more fully addressed in the Rural Villages Strategy, and not a focus of the Rural Land Strategy, the villages serve a critical function for rural landowners and residents. The day-to-day needs of local communities whether residing within the village or on surrounding properties are met by services provided close to home; in addition, villages provide the opportunity for retiring farmers to move into more residential style accommodation without the need to relocate further from the farm.

The potential exists for villages to be augmented to provide a greater range of services and residential opportunities as part of the future of rural Tweed.

Location, location, location

While it might be a well known adage in the real estate industry, location will play a significant role in determining the impact of additional housing in rural Tweed. This might be the location of a dwelling on a single property, or the cumulative impact within a locality.

As a general principle, the smaller a property, the less likelihood there would be of finding a location for an additional dwelling which did not require clearing of native vegetation, could safely dispose of effluent onsite, not require duplication of access, avoid natural hazards, and not impact the visual amenity or character of the locality.

The scale of a dwelling, its exterior features, built form and colour will also have an impact, with smaller dwellings expected to have a 'lighter' footprint on the landscape, and possibly be used for purposes which do not require extensive views as a 'selling point' for their location and therefore can be 'hidden' behind ridge lines or other natural features such as vegetation.

Should it be that having extended views is considered important in the location of a dwelling, the potential for a negative impact on the scenic landscape could be considerable; having a good view means that the inverse also applies and the house is also highly visible.

Light-coloured dwellings can have a significant impact detracting from the scenic qualities of the natural landscape and reflect more of an urban style of housing rather than that of the rural character and theme that is a defining feature of rural Tweed.

While Council receives regular enquiries relating to rural housing, whether it is attached or detached dual occupancy, secondary dwellings, or rural worker's dwellings, changing local planning provisions to allow for a greater diversity of housing types is likely to lead to an escalation in the number of enquiries received.

With nearly 5000 properties in the RU1 Primary Production and RU2 Rural Landscape zones, any amendment of Tweed LEP 2014 which made additional housing a possibility, would need to consider the implications of an increase in the rural population on not just infrastructure, services and facilities, but also the cumulative long term impact on the scenic landscape, local character and employment opportunities.

In adopting a precautionary approach to developing actions which provide greater housing diversity, and given the relative uncertainty surrounding latent demand for rural dwellings, it is proposed that the potentially highest impact housing types be limited to the largest properties, with 40 hectares being determined as an appropriate lower limit for *dual occupancy (detached)* housing.

For properties larger than 10 hectares, it is proposed that *secondary dwellings*, that is dwellings with a total floor area of less than 60 square metres, be made permissible with consent.

While community feedback noted that ample residential housing opportunities are available within existing residential zones, it is proposed that further investigations be made into the ability of existing small lot clusters typically containing properties of less than 5 or 10 hectares to be further subdivided, thereby increasing the density of housing within existing clusters.

Any consideration of further subdivision in existing small lot clusters would need to ensure that:

- there was no reduction in agricultural land or the ability to use adjoining land for agricultural or rural-related purposes
- no properties were rated Farmland
- the consensus of all landholders was agreed
- there was a positive net benefit to the environment.

A sample dwelling opportunity map has been prepared to assist in understanding what such a map might look like, as seen in Map 21.

Rural Tweed is characterised by steep escarpments which define the upper catchment of the valley. Land with a slope in excess of 18 degrees is protected under State legislation; however, this slope limit does not reflect the ability of the land to be utilised for construction of dwellings and associated infrastructure such as roads, or the potential impacts of development on the environment or scenic amenity.

It is a commonly accepted standard that land with a slope gradient in excess of 12 degrees is generally not suitable for residential purposes. Notwithstanding that much of the steeper land in the Tweed is also highly visible and covered in native vegetation, the establishment of a development guideline discouraging construction of dwelling houses on slopes greater than 12 degrees, unless exceptional circumstances can be proven, is considered reasonable in both protecting the environment and scenic landscape which is so important to the appeal, character and identity of the Tweed.

Maps showing the location of land with slopes greater than 12 and 18 degrees can be seen in Maps 40–42.

In deriving actions in this Strategy to balance the needs of the community for additional housing with expectations of environmental and scenic protection and ongoing agricultural production, a precautionary approach has been adopted.

Appendix 10

Consistency with the North Coast Regional Plan 2036

North Coast Regional Plan 2036		Draft Tweed Rural Land Strategy 2017–2036	
Goal 1: The most stunning environment in NSW			
Direction/action	Action	Implementation outcome	
Direction 1: Deliver environmentally sustainable growth			
1.1	Focus future urban development to mapped urban growth areas.	N/A	
1.2	Review areas identified as 'under investigation' within urban growth areas to identify and map sites of potentially high environmental value.	N/A	
1.3	Identify residential, commercial or industrial uses in urban growth areas by developing local growth management strategies endorsed by the Department of Planning and Environment.	Action 86. Prepare planning objectives, principles, guidelines and development standards for the siting, design, appearance including identification of building envelopes and exclusion areas which protect the productive capability of the land, scenic amenity of the site or locality, and environmental values, consistent with the character of the locality, and where development does not hinder the proper and orderly development of urban areas, and does not create unreasonable or uneconomic demands for the provision of public infrastructure, amenities or services and other matters deemed appropriate for dwellings in rural Tweed.	Rural housing is well located and designed to ensure protection of native vegetation, agricultural land, scenic amenity of the site and locality, consistent with the desired future character of the locality.
1.4	Prepare land release criteria to assess appropriate locations for future residential, commercial and industrial uses.	Action 81. Prepare growth management objectives and principles for all development within rural Tweed.	A clear understanding of how rural Tweed is envisaged to grow consistent with the Desired Future Character Statements for destinations and localities.
Direction 2: Enhance biodiversity, coastal and aquatic habitats, and water catchments			
2.1	Focus development to areas of least biodiversity sensitivity in the region and implement the 'avoid, minimise, offset' hierarchy to biodiversity, including areas of high environmental value.	Action 22. Finalise Tweed DCP 2008 section A19 Biodiversity and Habitat Management.	Local guidelines and planning provisions for biodiversity and habitat management.
		Action 36. Implement the recommendations of the Northern Councils E Zone Review including consideration of riparian corridors.	E Zones are implemented through amendment of Tweed LEP 2014, and riparian corridors are identified and protected by application of appropriate landuse zones.
		Action 85. Investigate the application of the E4 Environmental Living zone to clusters of properties less than 10 hectares not containing properties rated as Farmland in areas of special environmental value.	Small area rural lifestyle properties appropriately zoned.

Goal 1: The most stunning environment in NSW (continued)

Direction/action	Action	Implementation outcome
Direction 2: Enhance biodiversity, coastal and aquatic habitats, and water catchments (continued)		
2.2 Ensure local plans manage marine environments, water catchment areas and groundwater sources to avoid potential development impacts.	<p>Action 37. Review setback requirements for effluent disposal on land adjoining permanent water bodies for on-site effluent disposal to ensure consistency with the requirements of AS/NZS 1547/2012 On-site domestic wastewater management, Designing and Installing On-Site Wastewater Systems, and the 'Silver Book'.</p> <p>Action 99. Criteria for assessing potential impacts of additional housing in rural areas on surface and groundwater to be developed in consultation with the Office of Water.</p>	<p>Potential for faecal and nutrient contamination of watercourses and water bodies is minimised.</p> <p>Buffers are established which provide added protection for waterways, streams, rivers, wetlands, and known drinking water sources.</p> <p>The potential impact of additional housing on surface and groundwater is identified and responded to appropriately.</p>
Direction 3: Manage natural hazards and climate change		
3.1 Reduce the risk from natural hazards, including the projected effects of climate change, by identifying, avoiding and managing vulnerable areas and hazards.	Action 8. Retain the 40 hectare MLS for a subdivision for the purposes of a dwelling on all flood liable land (mapped within the 1 in 100 year flood event), steep land (greater than 18 degrees), land subject to mass movement, and land containing bushland, and identified and potential future village/urban land.	Constrained land is protected from inappropriate development, and future village and urban land is retained for residential expansion.
3.2 Review and update floodplain risk, bushfire and coastal management mapping to manage risk, particularly where urban growth is being investigated.	Action 100. Extend the Tweed Valley Floodplain Risk Management Plan into the upper parts of the catchment to ensure that localised flooding above Murwillumbah is understood and taken into account when assessing development applications.	The potential impact of localised flooding in the upper catchment is considered in the assessment of planning proposals and development applications.
3.3 Incorporate new knowledge on regional climate projections and related cumulative impacts in local plans for new urban development.	Action 42. Liaise with Local Land Services, the local water authority, and Government agencies to develop locally relevant responses to the impact of climate change on water demand, energy requirements, natural resource management, and the future adaptations necessary for living in rural areas.	The impacts of Climate Change are recognised and responded to appropriately by all members of the community.
Direction 4: Promote renewable energy opportunities		
4.1 Diversify the energy sector by identifying renewable energy resource precincts and infrastructure corridors with access to the electricity network.	N/A	
4.2 Enable appropriate smaller-scale renewable energy projects using bio-waste, solar, wind, small-scale hydro, geothermal or other innovative storage technologies.	Refer to Action 133	
4.3 Promote appropriate smaller and community-scale renewable energy projects.	Action 133. Promote and support where possible renewable energy opportunities, encourage the installation of renewable energy facilities and establish guidelines to ensure that infrastructure for individual properties and networks are appropriately located.	

Goal 2: A thriving, interconnected economy

Direction/action	Action	Implementation outcome
Direction 5: Strengthen communities of interest and cross-regional relationships		
5.1 Collaborate on regional and intra-regional housing and employment land delivery, and industry development.	N/A	
5.2 Integrate cross-border land use planning between NSW and South East Queensland, and remove barriers to economic, housing and jobs growth.	N/A	
5.3 Encourage ongoing cooperation and land use planning between the City of Gold Coast and Tweed Shire Council.	N/A	
5.4 Prepare a regional economic development strategy that drives economic growth opportunities by identifying key enabling infrastructure and other policy interventions to unlock growth.	N/A	
Direction 6: Develop successful centres of employment		
6.1 Facilitate economic activity around industry anchors such as health, education and airport facilities by considering new infrastructure needs and introducing planning controls that encourage clusters of related activity.	Action 59. Amend the Economic Development Strategy to promote the rural Tweed as a place for processing and packaging of products supporting local agriculture and rural industries.	Rural Tweed is seen as an opportunity to not just provide clean green rural produce but also adds value through processing and packaging locally.
6.2 Promote knowledge industries by applying flexible planning controls, providing business park development opportunities and identifying opportunities for start-up industries.	N/A	
6.3 Reinforce centres through local growth management strategies and local environmental plans as primary mixed-use locations for commerce, housing, tourism, social activity and regional services.	N/A	
6.4 Focus retail and commercial activities in existing centres and develop place-making focused planning strategies for centres.	N/A	
6.5 Promote and enable an appropriate mix of land uses and prevent the encroachment of sensitive uses on employment land through local planning controls.	Action 3. Prepare a 'trigger map' which identifies areas of potential land use conflict and for establishment of buffers. Criteria established for definition of appropriate buffer locations and dimensions.	Trigger map and assessment criteria for buffer zones in all rural and environmental land, especially adjoining sugar cane land incorporated into the new buffers section of the DCP.
6.6 Deliver an adequate supply of employment land through local growth management strategies and local environmental plans to support jobs growth.	Action 57. Amend Tweed LEP 2014 to make Function centre a permitted with consent landuse.	Function centres are made permissible with consent under the planning provisions of Tweed LEP 2014.
	Action 60. Amend Tweed LEP 2014 to make Rural Industries permissible with consent in the RU1 Primary Production zone.	Rural industries which include the handling, treating, production, processing, storage or packing of animal and plant agricultural products for commercial purposes permissible with consent in the RU1 zone.
6.7 Ensure employment land delivery is maintained through an annual North Coast Housing and Land Monitor.	N/A	

Goal 2: A thriving, interconnected economy (continued)

Direction/action	Action	Implementation outcome
Direction 7: Coordinate the growth of regional cities		
7.1 Prepare action plans for regional cities that: <ul style="list-style-type: none"> ensure planning provisions promote employment growth and greater housing diversity promote new job opportunities that complement existing employment nodes around existing education, health and airport precincts identify infrastructure constraints and public domain improvements that can make areas more attractive for investment deliver infrastructure and coordinate the most appropriate staging and sequencing of development. 	Action 81. Prepare growth management objectives and principles for all development within rural Tweed.	A clear understanding of how rural Tweed is envisaged to grow consistent with the Desired Future Character Statements for destinations and localities.
	Action 111. In consultation with the local community, identify the service and infrastructure needs and desires of the rural community.	The needs and desires of the rural community have been identified, assessed and responded to as appropriate.
	Review Council's service delivery model for the provision of facilities and services to rural landowners and village residents to provide, where possible, access to improved information, transport, and local services and facilities.	
Direction 8: Promote the growth of tourism		
8.1 Facilitate appropriate large-scale tourism developments in prime tourism development areas such as Tweed Heads, Tweed Coast, Ballina, Byron Bay, Coffs Harbour and Port Macquarie.	Action 77. Investigate opportunities to support major rural-based events such as 'opera in the caldera' or major horse events etc.	Temporary use of land for special events is supported in well located and designed locations.
8.2 Facilitate tourism and visitor accommodation and supporting land uses in coastal and rural hinterland locations through local growth management strategies and local environmental plans.	Action 64. Amend Tweed LEP 2014 to make the RU1 and RU2 zones 'open', thereby expanding the range of permissible with consent landuses in the zone, and identify prohibited landuses.	A greater diversity of landuses are made permissible with consent in Tweed LEP 2014, including small rural and related commercial and retail development. Innovation, value-adding and diversification of landuses consistent with the objectives of the zone, and planning provisions are supported. Potentially incompatible landuses are listed as prohibited in the LEP.
	Action 65. Amend RU1 and RU2 zone objectives to ensure that the intention of opening the zone is clear and considered during assessment of planning proposals or development applications.	Objectives of the RU1 and RU2 zones reflect the desired outcomes and future of the zones which include greater flexibility but with certainty about the potential site specific and cumulative impacts of development.
	Action 66. Prepare local planning provisions, guidelines, development principles and standards to ensure that development is consistent with the objectives of the zone, character and scenic amenity of the locality and that environmental values and productive or potentially productive agricultural land are protected.	Planning provisions provide assurance that development is consistent with the objectives of the zone, does not adversely impact local character, scenic amenity, or diminish environmental values and productive or potentially productive agricultural land.
	Action 67. Amend Tweed LEP 2014 to include an additional local provision which supports and defines rural tourism development.	Rural tourism is defined and related to planning provisions.

Goal 2: A thriving, interconnected economy (continued)

Direction/action	Action	Implementation outcome
Direction 8: Promote the growth of tourism (continued)		
8.3 Prepare destination management plans or other tourism-focused strategies that: <ul style="list-style-type: none"> • identify culturally appropriate Aboriginal tourism opportunities • encourage tourism development in natural areas that support conservation outcomes • strategically plan for a growing international tourism market. 	Action 62. Prepare a tourism strategy which identifies and provides opportunities to overcome barriers to growth of rural tourism; could incorporate many of the actions proposed under this policy direction. Action 63. Review the Tweed Destination Management Plan to ensure that the contribution of rural farmers to the economy is considered, and promotes the rural lifestyle benefits of living in or visiting rural Tweed.	Barriers to the expansion of rural tourism are identified and a strategy developed to address limitations and promotes rural Tweed as a tourism destination. The financial contribution of rural enterprises is recognised, and rural Tweed is given prominence in promotional material and other vehicles for highlighting the tourism opportunities of rural Tweed.
8.4 Promote opportunities to expand visitation to regionally significant nature-based tourism places, such as Ellenborough Falls, Dorrigo National Park, Wollumbin-Mount Warning National Park, Iluka Nature Reserve and Yuraygir Coastal Walk.	Action 78. Work with the local Aboriginal Land Council to identify areas of cultural heritage significance that could lead to educational and tourism opportunities.	Indigenous cultural heritage is better understood and part of the rural experience for tourists, local residents and landowners.
8.5 Preserve the region's existing tourist and visitor accommodation by directing permanent residential accommodation away from tourism developments, except where it is ancillary to existing tourism developments or part of an area otherwise identified for urban expansion in an endorsed local growth management strategy.	N/A	
Direction 9: Strengthen regionally significant transport corridors		
9.1 Enhance the competitive value of the region by encouraging business and employment activities that leverage major inter-regional transport connections, such as the Pacific Highway, to South East Queensland and the Hunter.	N/A	
9.2 Identify buffer and mitigation measures to minimise the impact of development on regionally significant transport infrastructure including regional and state road network and rail corridors.	Action 2. Prepare a new section in Tweed DCP 2008 addressing buffers and setbacks surrounding agricultural and rural land, to include maps of proposed buffer locations and assessment criteria for planning proposals and development applications.	Buffers between potentially conflicting landuses, and environmentally sensitive land are identified and planning provisions established to minimise potential for conflict between owners of land within and adjoining rural and non-rural zoned land.
9.3 Ensure the effective management of the State and regional road network by: <ul style="list-style-type: none"> • preventing development directly adjoining the Pacific Highway • preventing additional direct 'at grade' access to motorway-class sections of the Pacific Highway • locating highway service centres on the Pacific Highway at Chinderah, Ballina, Maclean, Woolgoolga, Nambucca Heads, Kempsey and Port Macquarie, approved by the Department of Planning and Environment and Roads and Maritime Services • identifying strategic sites for major road freight transport facilities. 	N/A	

Goal 2: A thriving, interconnected economy (continued)

Direction/action	Action	Implementation outcome
Direction 10: Facilitate air, rail and public transport infrastructure		
10.1 Deliver airport precinct plans for Ballina-Byron, Lismore, Coffs Harbour and Port Macquarie that capitalise on opportunities to diversify and maximise the potential of value-adding industries close to airports.	N/A	
10.2 Consider airport-related employment opportunities and precincts that can capitalise on the expansion proposed around Gold Coast Airport.	N/A	
10.3 Protect the North Coast Rail Line and high-speed rail corridor to ensure network opportunities are not sterilised by incompatible land uses or land fragmentation.	N/A	
10.4 Provide public transport where the size of the urban area has the potential to generate sufficient demand.	N/A	
10.5 Deliver a safe and efficient transport network to serve future release areas.	Action 114. Ensure that the Tweed Road Contribution Plan (S94 plan) remains current and linked to any increases in the potential for traffic generating rural development (such as rural housing and farm based businesses).	The Tweed Road Contribution Plan is up-to-date and reflects demands from an increased used of rural roads.
	Action 115. Encourage the preparation of a Transport Plan in collaboration with public and private transport providers which will integrate rural, village and urban areas and address alternatives to the use of cars; Transport routes; Provide a range of sustainable transport modes, i.e. walking, cycling, public transport, community transport; Links between the transport nodes, and maintaining the amenity of rural Tweed.	Transport infrastructure supports mobility and connectivity of the rural community.
Direction 11: Protect and enhance productive agricultural lands		
11.1 Enable the growth of the agricultural sector by directing urban and rural residential development away from important farmland and identifying locations to support existing and small-lot primary production, such as horticulture in Coffs Harbour.	Action 1. Amend Tweed DCP 2008 to include a new section on Rural Land which provides guidelines, objectives and principles for effective and appropriate planning, development and management of rural land.	Core information relating to the planning, development and management of rural land is readily accessible. Objectives and principles are established for the future planning and management of rural land, and guidance provided on access to information on best practice.
	Action 5. Investigate the applicability of the RU4 Primary Production Small Lots zone to those properties less than 10 hectares classified as Farmland through Council's rating system.	Small area properties utilised for agricultural purposes are appropriately zoned where this will not lead to scattered zoning of isolated properties.
	Action 12. Undertake an investigation into the potential for establishment of small-lot primary production areas.	The suitability of small-lot primary production is investigated.

Goal 2: A thriving, interconnected economy (continued)

Direction/action	Action	Implementation outcome
Direction 11: Protect and enhance productive agricultural lands (continued)		
11.2 Deliver a consistent management approach to important farmland across the region by updating the Northern Rivers Farmland Protection Project (2005) and Mid North Coast Farmland Mapping Project (2008).	Refer to Action 1	
11.3 Identify and protect intensive agriculture clusters in local plans to avoid land use conflicts, particularly with residential and rural residential expansion.	Action 2. Prepare a new section in Tweed DCP 2008 addressing buffers and setbacks surrounding agricultural and rural land, to include maps of proposed buffer locations and assessment criteria for planning proposals and development applications.	Buffers between potentially conflicting landuses, and environmentally sensitive land are identified and planning provisions established to minimise potential for conflict between owners of land within and adjoining rural and non-rural zoned land.
	Action 3. Prepare a 'trigger map' which identifies areas of potential landuse conflict and for establishment of buffers. Criteria established for definition of appropriate buffer locations and dimensions.	Trigger map and assessment criteria for buffer zones in all rural and environmental land, especially adjoining sugar cane land incorporated into the new buffers section of the DCP.
	Action 6. Review the opportunity to apply the RU6 Transition zone as a means of providing a transition between rural land uses (including intensive agriculture, landfills, mining and extractive industries) and other areas supporting more intensive settlement or environmental values.	The RU6 Transition zone is considered for special circumstances where areas between potentially conflicting landuses are identified and appropriate landuses prescribed to minimise the likelihood of future landuse conflict.
	Action 13. Investigate and if possible develop a procedure to ensure that a notification is placed on property title regarding amenity issues associated with living in or near agricultural and rural land.	Property title searches and enquiries relating to potential purchase of properties in or near rural zoned land provide advice on potential implications of living in or near agricultural and rural land.
11.4 Encourage niche commercial, tourist and recreation activities that complement and promote a stronger agricultural sector, and build the sector's capacity to adapt to changing circumstances.	Action 49. Establish a framework which ensures that economic development initiatives keep rural tourism, agriculture and environmental protection as established priority areas.	Rural tourism and agricultural activities are supported and encouraged through a framework and processes which keeps them current.
	Action 74. Investigate options to support and promote farm-based tourism opportunities and have this recommendation included in a review of the Economic Development Strategy 2014.	A rural tourism strategy is developed which identifies opportunities for farm-based tourism and support mechanisms as part of promoting the rural tourism experience.

Goal 2: A thriving, interconnected economy (continued)

Direction/action	Action	Implementation outcome
Direction 11: Protect and enhance productive agricultural lands (continued)		
11.5 Address sector-specific considerations for agricultural industries through local plans.	Action 4. Review the ability to zone all cane growing land RU1 Primary Production.	All cane growing land is protected for agricultural purposes.
	Action 7. Retain the existing 40 hectare minimum lot size (MLS) for a subdivision for the purposes of a dwelling on all State and Regionally Significant Farmland, Biophysically Strategic Agricultural Land (BSAL), and Class 3 and 4 class land (Suitability & Land and Soil Classification schemes (LSC)) in a RU1 or RU2 zone where it currently applies under LEP 2014.	Productive rural land is protected for future agricultural purposes.
	Action 9. Review options to increase lot size in localities where agricultural production requires greater protection.	Further subdivision of productive or potentially productive agricultural land is minimised.
	Action 10. Amend Tweed LEP 2014 to increase the MLS in RU1(10ha MLS) Primary Production zoned land to 40 hectares.	The RU1(10ha MLS) zone is removed simplifying the zoning of RU1 Primary Production land.
	Action 11. Amend Tweed LEP 2014 to retain dwelling entitlement where a subdivision of land for primary production purposes under clause 4.2 Rural subdivision, and consolidation of lots which results in creation of a parcel which is less than the MLS and contains an existing legal dwelling on the non-agricultural parcel created. The amendment is to also include local provisions for its application.	Existing landowners who wish to subdivide for the purposes of primary production under clause 4.2 of Tweed LEP 2014, and consolidation of allotments, which results in the creation of an allotment less than the MLS containing an existing legal dwelling, retains its dwelling entitlement.
Direction 12: Grow agribusiness across the region		
12.1 Promote the expansion of food and fibre production, agrichemicals, farm machinery, wholesale and distribution, freight and logistics, and processing through flexible planning provisions in local growth management strategies and local environmental plans.	Action 64. Amend Tweed LEP 2014 to make the RU1 and RU2 zones 'open', thereby expanding the range of permissible with consent landuses in the zone, and identify prohibited landuses.	A greater diversity of landuses are made permissible with consent in Tweed LEP 2014, including small rural and related commercial and retail development. Innovation, value-adding and diversification of landuses consistent with the objectives of the zone, and planning provisions are supported. Potentially incompatible landuses are listed as prohibited in the LEP.
	12.2 Encourage the co-location of intensive primary industries, such as feedlots and compatible processing activities.	Action 108. Review Tweed LEP 2014 provisions to ensure that a range of rural developments which support innovation, diversification and value-adding of rural industries are permissible with consent in rural zones.

Goal 2: A thriving, interconnected economy (continued)

Direction/action	Action	Implementation outcome
Direction 12: Grow agribusiness across the region (continued)		
12.3 Examine options for agribusiness to leverage proximity from the Gold Coast and Brisbane West Wellcamp airports.	N/A	
12.4 Facilitate investment in the agricultural supply chain by protecting assets, including freight and logistics facilities, from land use conflicts arising from the encroachment of incompatible land uses.	Action 51 Support and encourage development of rural industry-specific growth strategies.	Industry-specific groups are promoted and growth supported through well targeted policy, growth and promotional strategies.
Direction 13: Sustainably manage natural resources		
13.1 Enable the development of the region's natural, mineral and forestry resources by directing to suitable locations land uses such as residential development that are sensitive to impacts from noise, dust and light interference.	Action 136. The Mineral Resource Audit (non-energy) map 2014 be included into Council's GIS, and assessment criteria for development applications on land within transition areas surrounding identified resource areas consider the requirements for prevention of conflict and protection of extractive resources.	Identified resource areas are known and protected from the risk of conflict with adjoining landuses where possible. Appropriate development assessment criteria and conditions of consent apply to transition areas surrounding identified resource areas.
13.2 Plan for the ongoing productive use of lands with regionally significant construction material resources in locations with established infrastructure and resource accessibility.	Action 138. Tweed LEP 2014 is amended to ensure that existing quarries and known extractive resource sites (sand, hard rock, road base, etc.) whether currently operational or potential, and surrounding buffers are zoned appropriately to minimise potential for landuse conflict and the resource is protected for ongoing use.	Existing quarries and known extractive resource sites and any buffers are protected through appropriate zoning under Tweed LEP 2014.
	Action 139. Review buffer requirements from existing and proposed extractive industry sites and include in the proposed new buffer section in Tweed DCP 2008.	Transition areas and buffers surrounding all sites where resource extraction is occurring, or may be possible, are protected by the establishment of appropriate buffers and development controls for landuse proposals within these areas.

Goal 3: Vibrant and engaged communities

Direction/action	Action	Implementation outcome
Direction 14: Provide great places to live and work		
14.1 Prepare precinct plans in growth areas, such as Kingscliff, or centres bypassed by the Pacific Highway, such as Woodburn and Grafton, to guide development and establish appropriate land use zoning, development standards and developer contributions.	N/A	
14.2 Deliver precinct plans that are consistent with the Precinct Plan Guidelines (Appendix C).	N/A	
Direction 15: Develop healthy, safe, socially engaged and well-connected communities		
15.1 Deliver best-practice guidelines for planning, designing and developing healthy built environments that respond to the ageing demographic and subtropical climate.	Action 86. Prepare planning objectives, principles, guidelines and development standards for the siting, design, appearance including identification of building envelopes and exclusion areas which protect the productive capability of the land, scenic amenity of the site or locality, and environmental values, consistent with the character of the locality, and where development does not hinder the proper and orderly development of urban areas, and does not create unreasonable or uneconomic demands for the provision of public infrastructure, amenities or services and other matters deemed appropriate for dwellings in rural Tweed.	Rural housing is well located and designed to ensure protection of native vegetation, agricultural land, scenic amenity of the site and locality, consistent with the desired future character of the locality.
	Action 98. Facilitate and encourage opportunities for a diversity of housing including seniors' housing within rural villages.	Opportunities for seniors' housing is investigated and opportunities for integration with existing rural villages considered and supported where appropriate.
15.2 Facilitate more recreational walking and cycling paths and expand interregional and intra-regional walking and cycling links, including the NSW Coastline Cycleway.	Action 75. Support where appropriate, creation of a network of trails throughout rural Tweed, utilising historical routes such as the postal trail and rail trail, and opportunities for tourism related development associated with this infrastructure.	A network of connected trails supporting a range of local tourism initiatives.
	Action 76. Support cycling as a tourism activity in rural areas and install signage along popular routes.	Cycling as a recreational, tourism, and economic activity is promoted and supported in rural Tweed.
15.3 Implement actions and invest in boating infrastructure priorities identified in regional boating plans to improve boating safety, boat storage and waterway access.	N/A	
15.4 Create socially inclusive communities by establishing social infrastructure benchmarks, minimum standards and social impact assessment frameworks within local planning.	Action 123. Develop a policy and strategy that support rural community networks and organisations.	Community networks and organisations such as Landcare, Youth Network, Rural Business Network etc. Are supported. Could be incorporated into the Community Engagement Strategy.
15.5 Deliver crime prevention through environmental design outcomes through urban design processes.	N/A	

Goal 3: Vibrant and engaged communities (continued)

Direction/action	Action	Implementation outcome	
Direction 16: Collaborate and partner with Aboriginal communities			
16.1	Develop partnerships with Aboriginal communities to facilitate engagement during the planning process, including the development of engagement protocols.	Action 78. Work with the local Aboriginal Land Council to identify areas of cultural heritage significance that could lead to educational and tourism opportunities.	Indigenous cultural heritage is better understood and part of the rural experience for tourists, local residents and landowners.
16.2	Ensure Aboriginal communities are engaged throughout the preparation of local growth management strategies and local environmental plans.	Action 102. Amend Tweed LEP 2014 to include an additional aim/objective for RU1 and RU2 zones regarding the retention of Aboriginal and European cultural heritage.	Tweed LEP 2014 is amended to include reference to Aboriginal and European cultural heritage in the objectives of the RU1 and RU2.
Direction 17: Increase the economic self-determination of Aboriginal communities			
17.1	Deliver opportunities to increase the economic independence of Aboriginal communities through training, employment and tourism.	N/A	
17.2	Foster closer cooperation with Local Aboriginal Land Councils to identify the unique potential and assets of the North Coast communities.	Refer to Action 78	
17.3	Identify priority sites with economic development potential that Local Aboriginal Land Councils may wish to consider for further investigation.	Refer to Action 78	
Direction 18: Respect and protect the North Coast's Aboriginal heritage			
18.1	Ensure Aboriginal objects and places are protected, managed and respected in accordance with legislative requirements and the wishes of local Aboriginal communities.	Refer to Action 78	
18.2	Undertake Aboriginal cultural heritage assessments to inform the design of planning and development proposals so that impacts to Aboriginal cultural heritage are minimised and appropriate heritage management mechanisms are identified.	N/A	
18.3	Develop local heritage studies in consultation with the local Aboriginal community, and adopt appropriate measures in planning strategies and local plans to protect Aboriginal heritage.	Refer to Action 78	
18.4	Prepare maps to identify sites of Aboriginal heritage in 'investigation' areas, where culturally appropriate, to inform planning strategies and local plans to protect Aboriginal heritage.	Refer to Action 102	

Goal 3: Vibrant and engaged communities (continued)

Direction/action	Action	Implementation outcome
Direction 19: Protect historic heritage		
19.1 Ensure best-practice guidelines are considered such as the Australia International Council on Monuments and Sites (ICOMOS) Charter for Places of Cultural Significance and the NSW Heritage Manual when assessing heritage significance.	N/A	
19.2 Prepare, review and update heritage studies in consultation with the wider community to identify and protect historic heritage items, and include appropriate local planning controls.	Action 26. Prepare guidelines for incorporation into Tweed DCP 2008, to ensure that the heritage values of the landscape are recognised, preserved and protected.	Landscape heritage values are identified and protected.
19.3 Deliver the adaptive or sympathetic use of heritage items and assets.	N/A	
Direction 20: Maintain the region's distinctive built character		
20.1 Deliver new high-quality development that protects the distinct character of the North Coast, consistent with the North Coast Urban Design Guidelines (2009).	Action 21. Prepare 'Character Statements' which project a desired future character for rural localities that foster and guide development creating unique rural destinations and experiences often linked to rural villages.	Localities develop consistent with their desired future character, and support promotion of the unique features and opportunities of each locality.
	Action 28. Establish clear guidelines for when a visual impact assessment is required.	Development proposals with the potential to impact scenic amenity are recognised and considered during the early stages of the planning process.
20.2 Review the North Coast Urban Design Guidelines (2009).	N/A	
Direction 21: Coordinate local infrastructure delivery		
21.1 Undertake detailed infrastructure service planning to support proposals for new major release areas.	N/A	
21.2 Maximise the cost-effective and efficient use of infrastructure by directing development towards existing infrastructure or promoting the co-location of new infrastructure.	Action 86. Prepare planning objectives, principles, guidelines and development standards for the siting, design, appearance including identification of building envelopes and exclusion areas which protect the productive capability of the land, scenic amenity of the site or locality, and environmental values, consistent with the character of the locality, and where development does not hinder the proper and orderly development of urban areas, and does not create unreasonable or uneconomic demands for the provision of public infrastructure, amenities or services and other matters deemed appropriate for dwellings in rural Tweed.	Rural housing is well located and designed to ensure protection of native vegetation, agricultural land, scenic amenity of the site and locality, consistent with the desired future character of the locality.

Goal 4: Great housing choice and lifestyle options

Direction/action	Action	Implementation outcome
Direction 22: Deliver greater housing supply		
22.1 Deliver an appropriate supply of residential land within local growth management strategies and local plans to meet the region's projected housing needs.	N/A	
22.2 Facilitate housing and accommodation options for temporary residents by: <ul style="list-style-type: none"> preparing planning guidelines for seasonal and itinerant workers accommodation to inform the location and design of future facilities working with councils to consider opportunities to permit such facilities through local environmental plans. 	Action 84. Amend clause 4.2C in Tweed LEP 2014 Erection of rural workers' dwellings in Zones RU1 and RU2 by removing 4.2C(3)(d) which requires the land to be in a remote or isolated location.	Greater flexibility provided for the location of Rural workers' dwellings in Zones RU1 and RU2 zones.
22.3 Monitor the supply of residential land and housing through the North Coast Housing and Land Monitor.	N/A	
Direction 23: Increase housing diversity and choice		
23.1 Encourage housing diversity by delivering 40 per cent of new housing in the form of dual occupancies, apartments, townhouses, villas or dwellings on lots less than 400 square metres, by 2036.	N/A	
23.2 Develop local growth management strategies to respond to changing housing needs, including household and demographic changes, and support initiatives to increase ageing in place.	Action 81. Prepare growth management objectives and principles for all development within rural Tweed.	A clear understanding of how rural Tweed is envisaged to grow consistent with the Desired Future Character Statements for destinations and localities.
	Action 82. Amend Tweed LEP 2014 to permit with consent dual occupancy (detached) as a use on properties greater than 40 hectares in the RU1 and RU2 zones.	Dual occupancy (detached) will be permissible with consent on properties greater than 40 hectares in the RU1 and RU2 zones.
	Action 83. Amend Tweed LEP 2014 to permit with consent secondary dwellings as a use on properties greater than 10 hectares in the RU1 and RU2 zones.	Secondary Dwellings will be permissible with consent on properties greater than 10 hectares in the RU1 and RU2 zones.
Direction 24: Deliver well-planned rural residential housing areas		
24.1 Facilitate the delivery of well-planned rural residential housing areas by: <ul style="list-style-type: none"> identifying new rural residential areas in a local growth management strategy or rural residential land release strategy endorsed by the Department of Planning and Environment ensure that such proposals are consistent with the Settlement Planning Guidelines: Mid and Far North Coast Regional Strategies (2007) or land release criteria (once finalised). 	Action 89. Undertake a supply and demand analysis as the first stage in assessing the need for further subdivision of rural land and a rural residential strategy. Action 94. Amend Tweed LEP 2014 to include a local provision for rural landsharing communities consistent with the requirements of the DPE Planning System Circular PS 16-002 and SEPP (Integrations and Repeals) 2016 Schedule 1 Rural Landsharing Communities.	A supply and demand analysis for small area lifestyle properties will provide guidance on the need for further investigations into development of rural land for lifestyle purposes. Local provisions for rural landsharing communities included in Tweed LEP 2014.

Goal 4: Great housing choice and lifestyle options (continued)

Direction/action	Action	Implementation outcome
Direction 24: Deliver well-planned rural residential housing areas (continued)		
24.2 Enable sustainable use of the region's sensitive coastal strip by ensuring new rural residential areas are located outside the coastal strip, unless already identified in a local growth management strategy or rural residential land release strategy endorsed by the Department of Planning and Environment.	Action 89. Undertake a supply and demand analysis as the first stage in assessing the need for further subdivision of rural land and a rural residential strategy.	A supply and demand analysis for small area lifestyle properties will provide guidance on the need for further investigations into development of rural land for lifestyle purposes.
Direction 25: Deliver more opportunities for affordable housing		
25.1 Deliver more opportunities for affordable housing by incorporating policies and tools into local growth management strategies and local planning controls that will enable a greater variety of housing types and incentivise private investment in affordable housing.	Refer to Actions 81 – 86	
25.2 Prepare guidelines for local housing strategies that will provide guidance on planning for local affordable housing needs.	Refer to Action 81	



Part 4 Mapping

The following maps have been produced as support material to assist in understanding the nature of rural land and potential implications of implementing the actions proposed under each policy direction.

While all maps were considered accurate at the time of production, changes since that time could vary the information provided and as such, all maps are for indicative purposes only.

Lot size

1. RU1 Primary Production (10 hectare MLS)
2. RU1 Primary Production (40 hectare MLS)
3. RU1 Primary Production (10 & 40 hectare MLS combined)
 - 3a. RU1 Primary Production (19 hectares or more)
4. RU1 Primary Production (10 & 40 hectare MLS separated)
5. RU2 Rural Landscape
6. RU1 & RU2 Combined
 - 6a. RU2 Rural Landscape (40 hectares or more)
7. RU1 & RU2 (Combined – allotments less than 5 hectares)
8. RU5 Village
9. R5 large Lot Residential
10. 7(a) Environmental Protection (Wetlands & Littoral Rainforest)
11. 7(d) Environmental Protection (Scenic/Escarpment)
12. 7(l) Environmental Protection (Habitat)

Property size

13. RU1 Primary Production
14. RU2 Rural Landscape
15. Combined RU1 & RU2
16. RU5 Village
17. R5 large Lot Residential
18. 7(a) Environmental Protection (Wetlands & Littoral Rainforest)
19. 7(d) Environmental Protection (Scenic/Escarpment)
20. 7(l) Environmental Protection (Habitat)

Dwelling Entitlements

21. Known Dwelling Entitlements

Multiple Occupancy

22. Multiple Occupancy

Farmland Rating

23. RU1 Primary Production
24. RU2 Rural Landscape
25. RU1 & RU2 (Combined)
26. R5 large Lot Residential

Soil Landscape Feasibility Mapping

- 27. Agricultural – Cropping
- 28. Agricultural – Grazing
- 29. On-site Domestic Wastewater Disposal – Surface Irrigation
- 30. On-site Domestic Wastewater Disposal – Pump Out System

Constraints

- 31. Proposed 100 metre buffer
- 32. State and Regionally Significant Agricultural Land
- 33. Biophysically Strategic Agricultural Land (BSAL)
- 34. Flood Liable Land
- 35. Steep land – greater than 18 degrees
- 36. Mass Movement
- 37. High Terrestrial Biodiversity
- 38. Composite of all

Mineral Resource Audit of Tweed Shire 2014

- 39. Mineral Resource Audit of Tweed Shire 2014

Slopes

- 40. Slopes greater than 18 degrees
- 41. Slopes greater than 12 degrees
- 42. Slopes 12 – 18 degrees

Roads

- 43. Road Hierarchy
- 44. Road Surface
- 45. Road Condition
- 46. Traffic Counts

Land and Soil Capability (LSC)

- 47. LSC – All rural land
- 48. RU1 – Class 3 & 4
- 49. RU2 – Class 3 & 4

Agricultural Land Suitability (Suitability)

- 50. RU1 – Class 2, 3 & 4
- 51. RU2 – Class 2, 3 & 4

LSC & Suitability

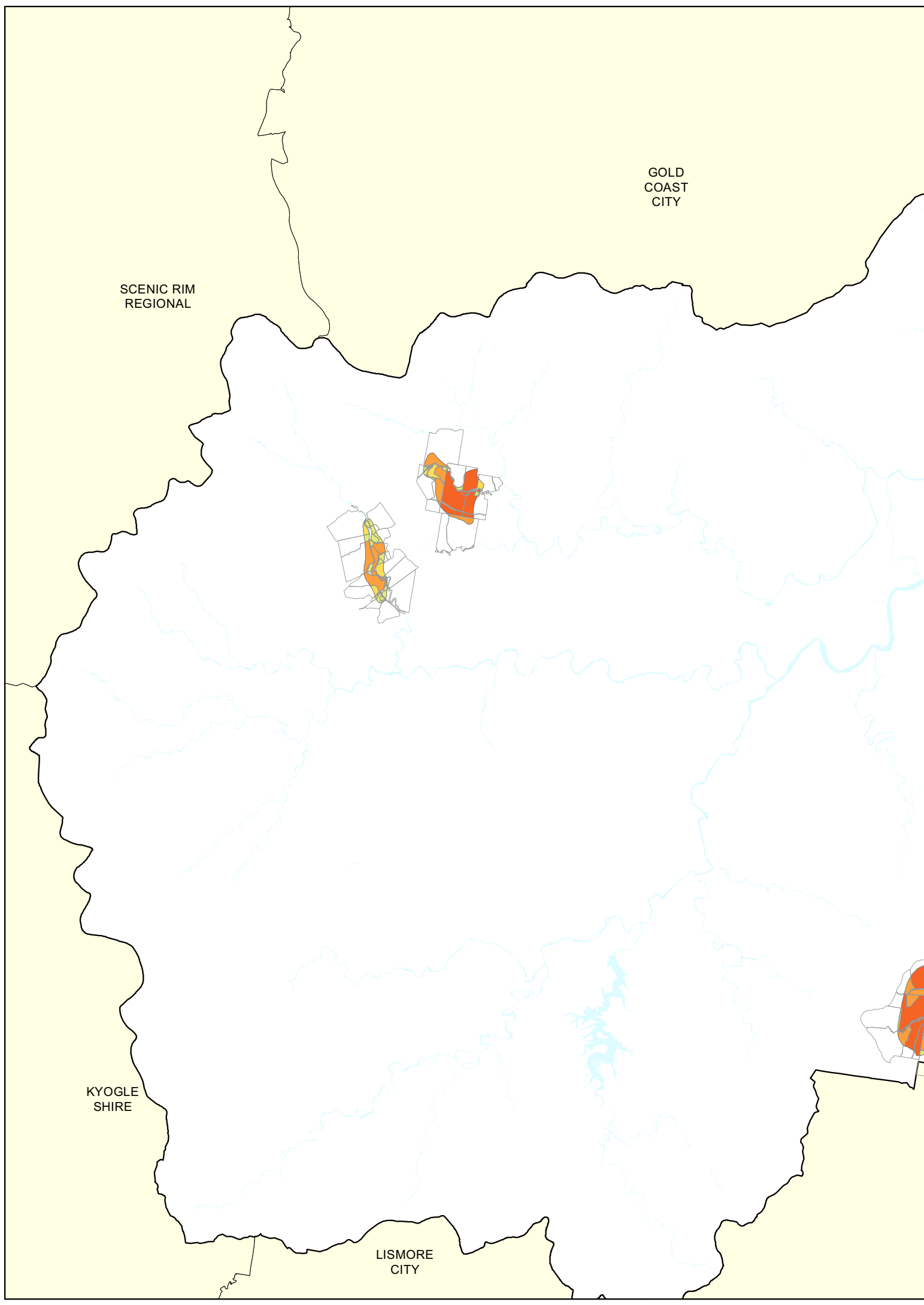
- 52. RU1 – LSC & Suitability classes combined
- 53. RU2 – LSC & Suitability classes combined
- 54. Inherent Soil Fertility
- 55. Landuse

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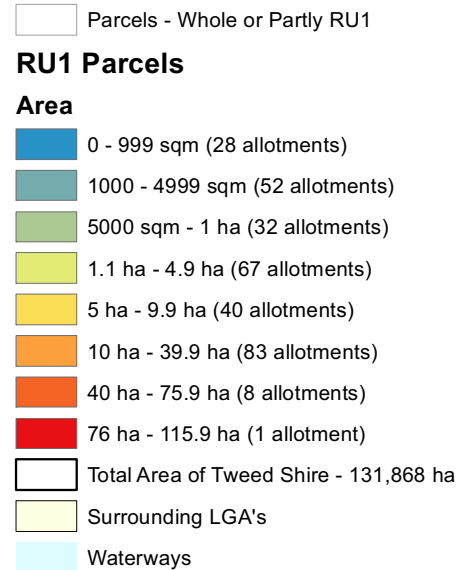
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Rural Land Strategy

Map 1

Lot Size Statistics RU1 Primary Production 10 ha Minimum Lot Size (LEP 2014)



NOTE:

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Total area of allotment wholly or partly zoned RU1 within 10 ha MLS 13,831 ha
Total area of allotments zoned RU1 only within 10ha MLS 2,328 ha

Total area zoned RU1 including road reserves (10ha and 40 ha MLS combined) 13,000 ha

Total Area Tweed Shire 131,868 ha

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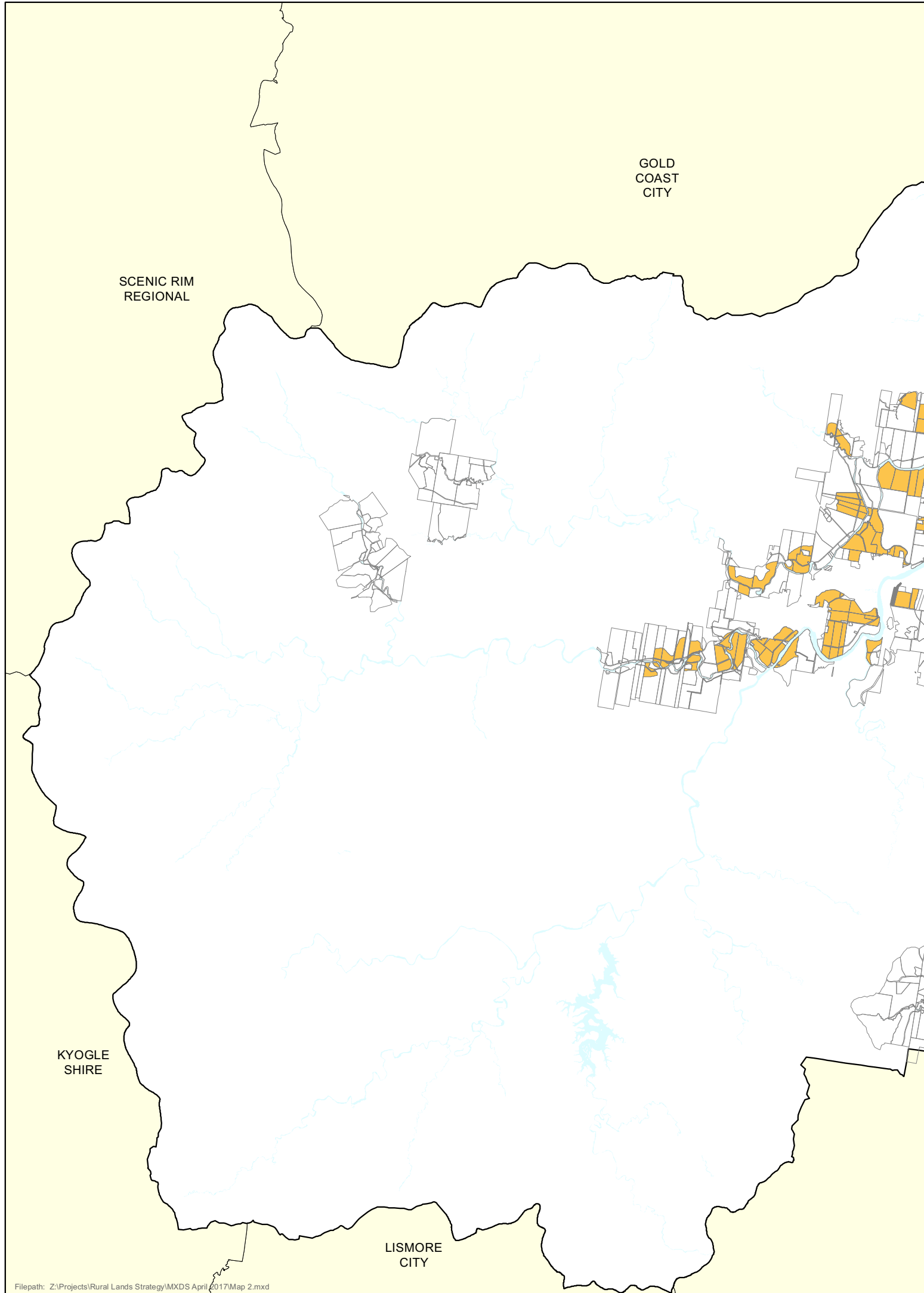
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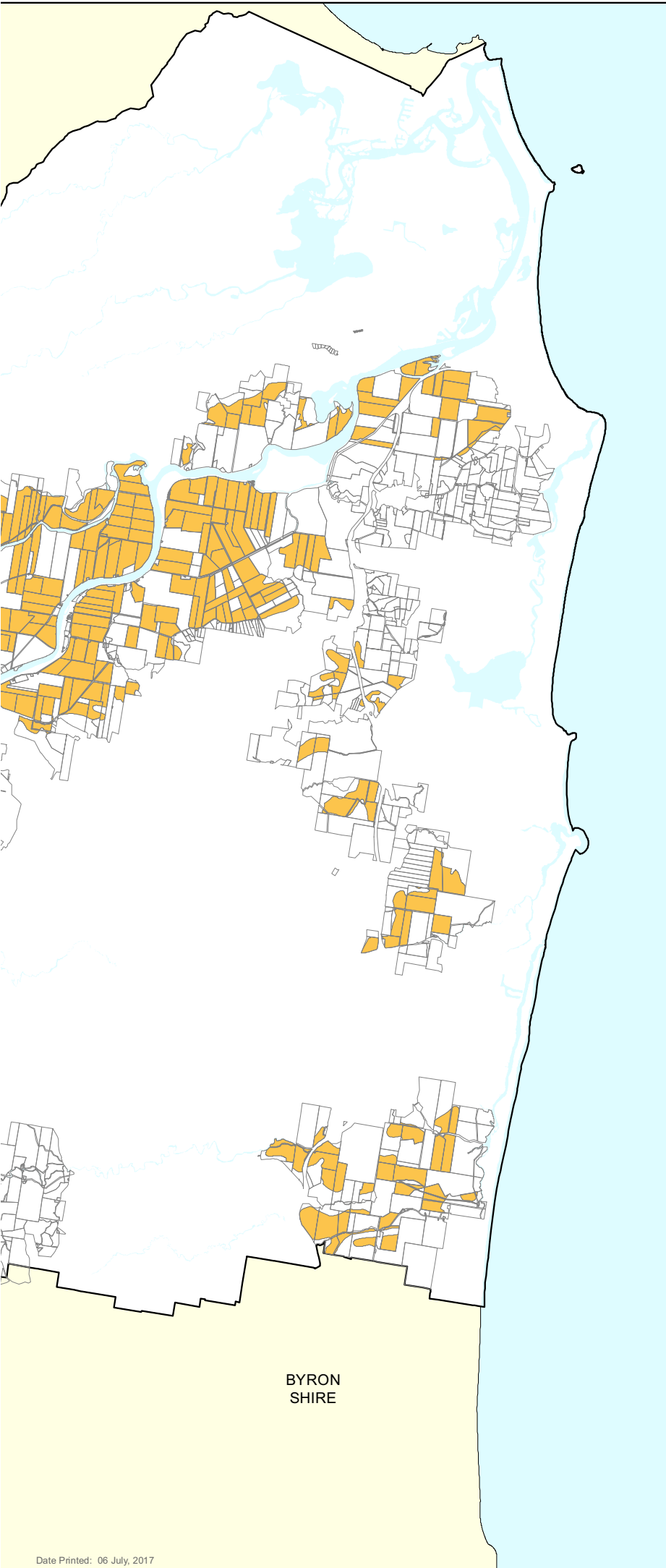
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Rural Land Strategy

Map 2

Lot Size Statistics RU1 Primary Production 40 ha Minimum Lot Size LEP 2014



Parcels - Whole or Partially zoned RU1

RU1 Parcels

0 - 999 sqm (240 allotments)

1000 - 4999 sqm (173 allotments)

5000 - 9999 sqm (57 allotments)

1 ha - 4.9 ha (170 allotments)

5 ha - 9.9 ha (80 allotments)

10 ha - 39.9 ha (268 allotments)

40 ha - 75.9 ha (59 allotments)

76 ha - 115 ha (8 allotments)

> 116 ha (2 allotments)

Total Area of Tweed Shire - 131,868 ha

Surrounding LGA's

Waterways

NOTE:

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Total area of allotment wholly or partly zoned RU1 within 40 ha MLS 14,955 ha

Total area of allotments zoned RU1 only within 40ha MLS 10,985 ha

Total area zoned RU1 including road reserves (10ha and 40 ha

MLS combined) 13,000 ha

Total Area Tweed Shire 131,868 ha

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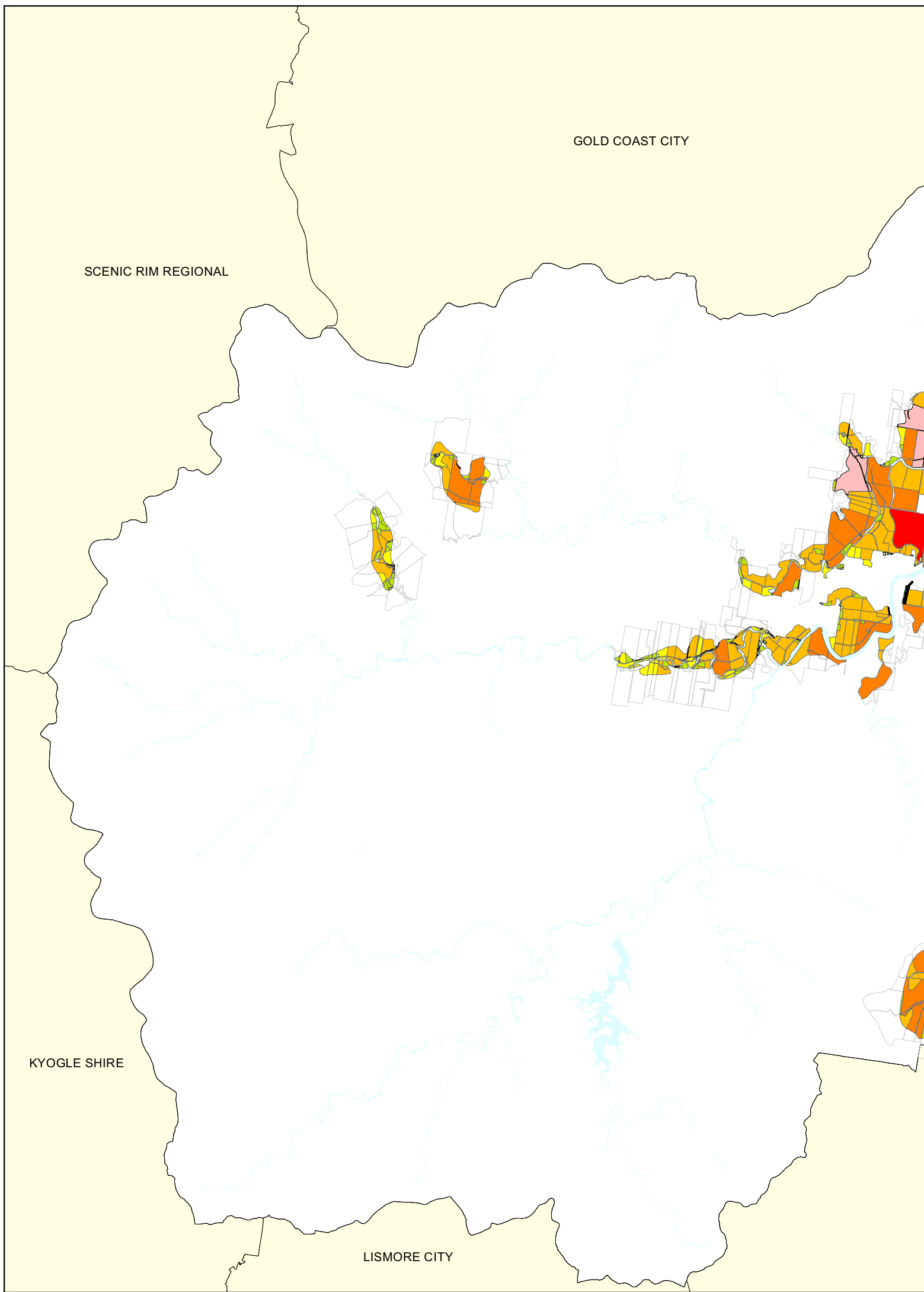
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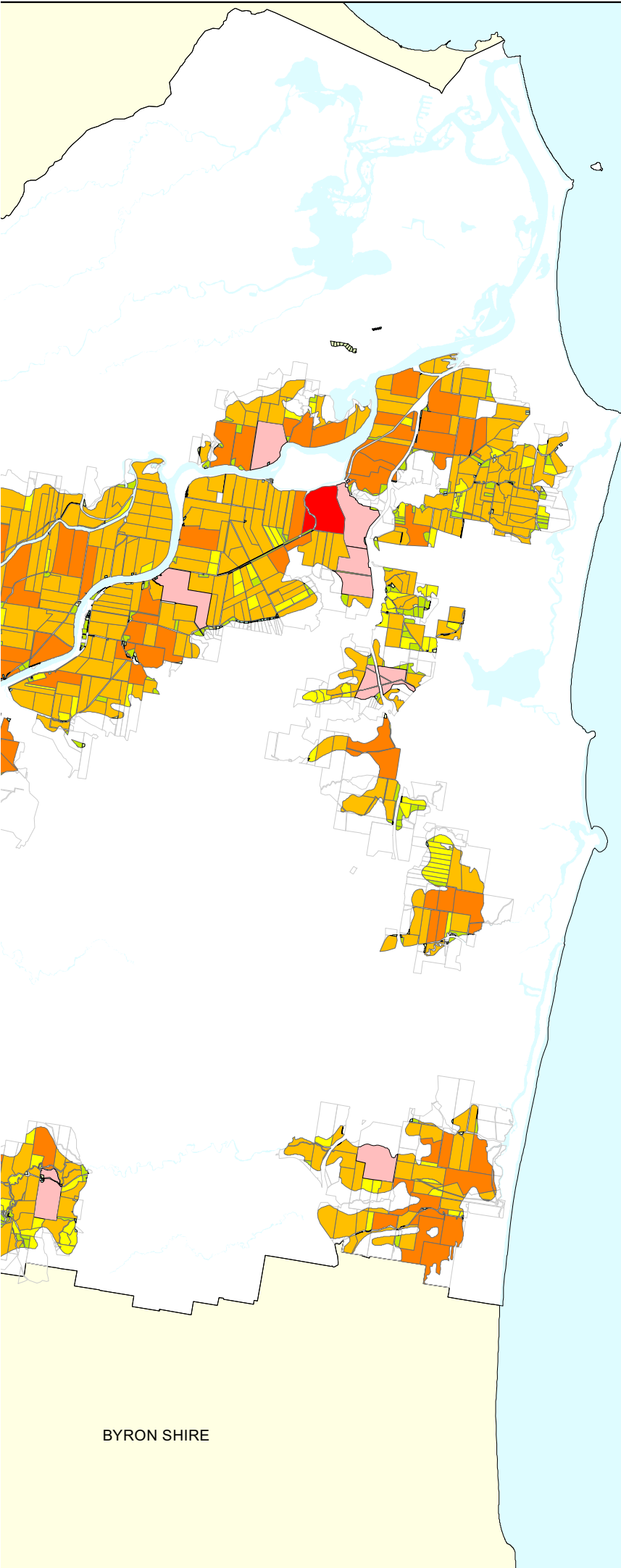
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Rural Land Strategy

Map 3

Lot Statistics RU1 - Primary Production 10ha & 40ha MLS combined LEP 2014

Number of Lots, Area of lot zoned,
% of zoned area



Allotments (1,285 Lots, 18,669 ha)

Portion Allotment Zoned RU1 (12,501 ha)

- 0 - 999 sqm (264, 14 ha, 0.11%)
- 1000 - 4999 sqm (216, 57 ha, 0.46%)
- 5000 sqm - 1 ha (82, 58 ha, 0.46%)
- 1.1 ha - 4.9 ha (209, 520 ha, 4.16%)
- 5 ha - 9.9 ha (110, 836 ha, 6.69%)
- 10 ha - 39.9 ha (329, 6,587 ha, 52.69%)
- 40 ha - 75.9 ha (64, 3,322 ha, 26.57%)
- 76 ha - 115.9 ha (9, 855 ha, 6.84%)
- > 116 ha (2, 252 ha, 2.02%)

Total Area of Tweed Shire - 131868 ha

Surrounding LGA's

Waterways

NOTE:

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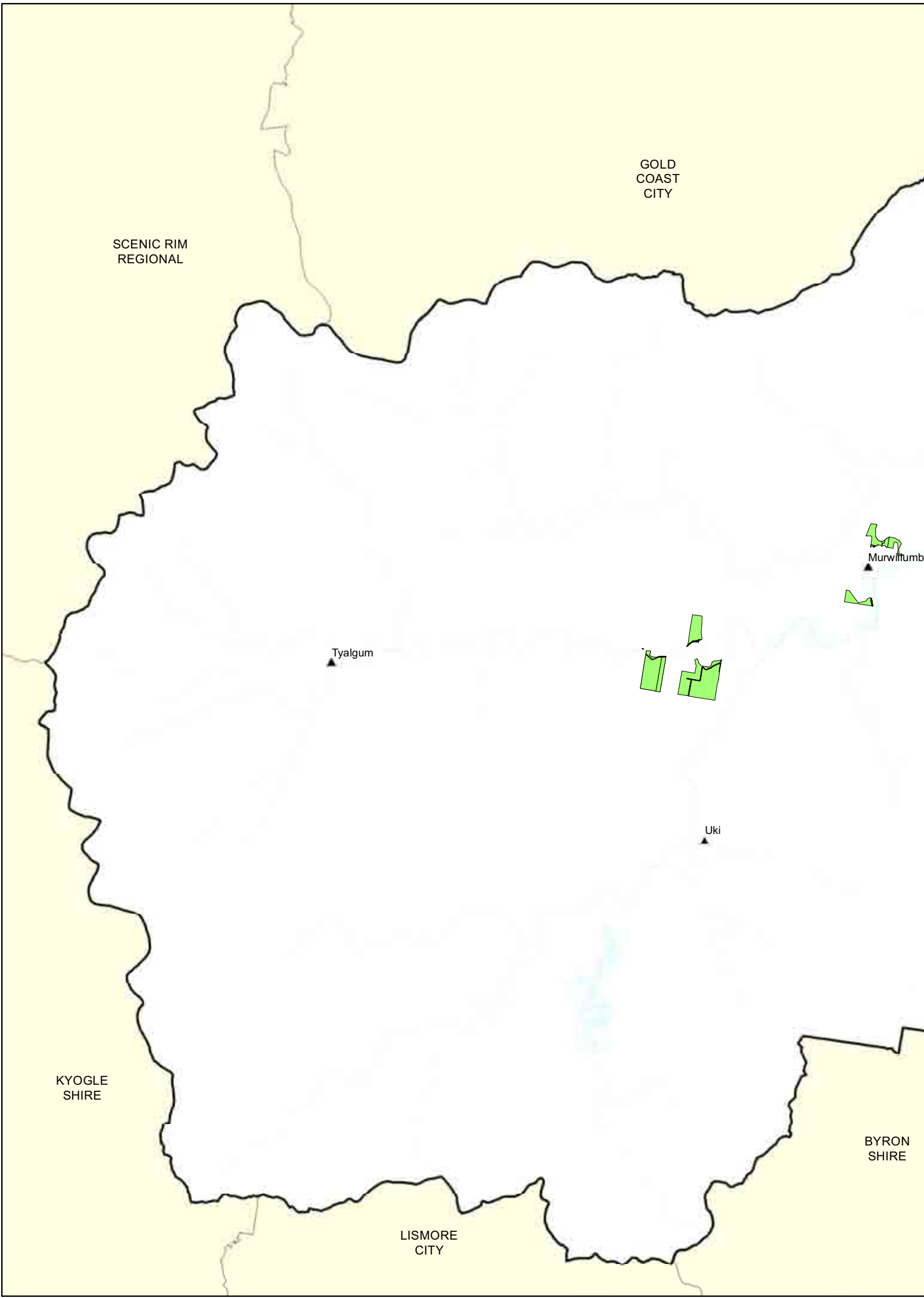
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Map 3a

Dwelling Entitlements
Investigation
RU 1 Primary Production
10 Ha MLS
LEP 2014

**Undetermined Dwelling
Status**
**Lots greater than 19 ha and
Lots Less Than 10 ha**

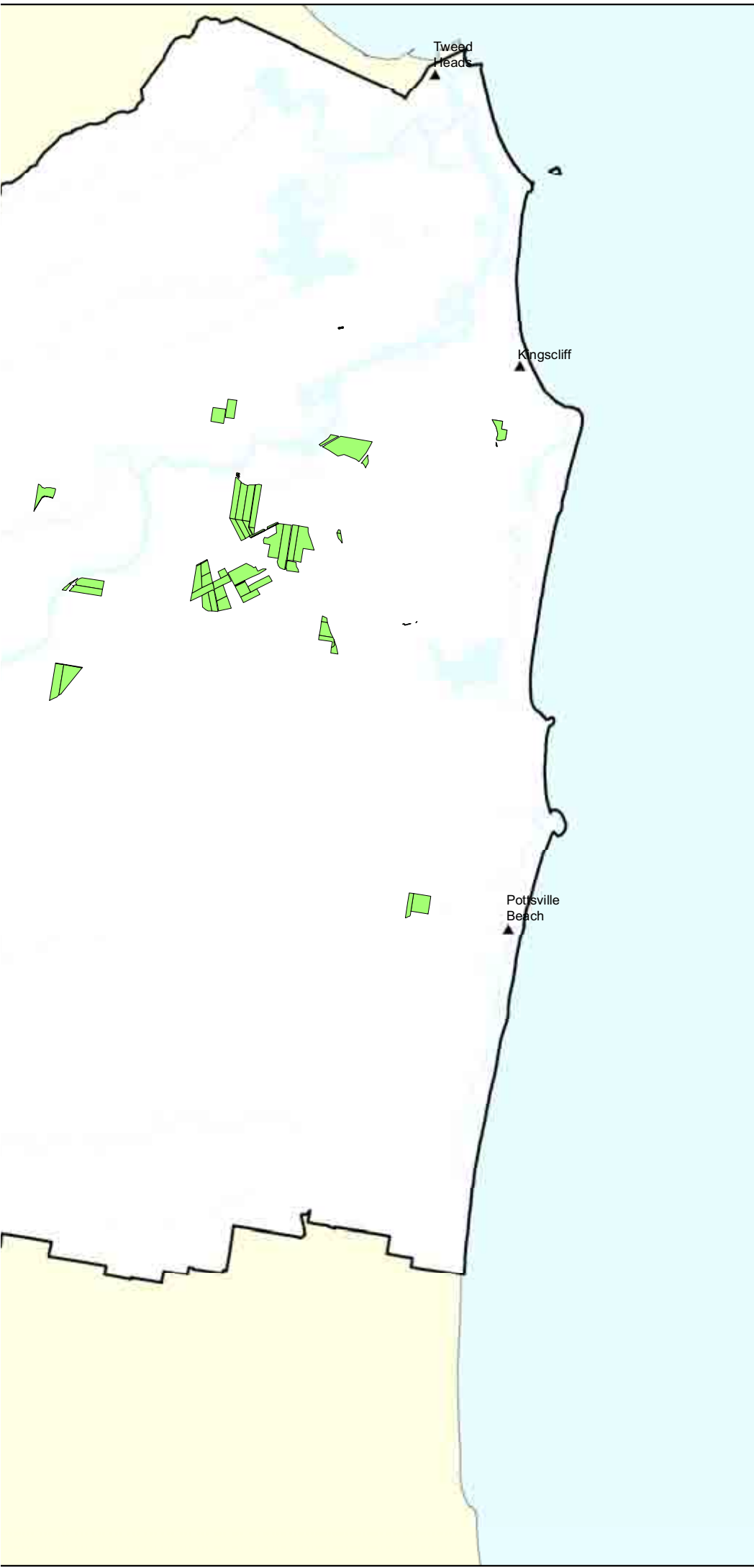
Legend

-  Lots > 19 ha (18 Lots)
-  Lots <10ha (11 Lots)

Notes:

Lots are either partly or totally zoned RU 1 Primary Production and partly or totally within 10ha MLS

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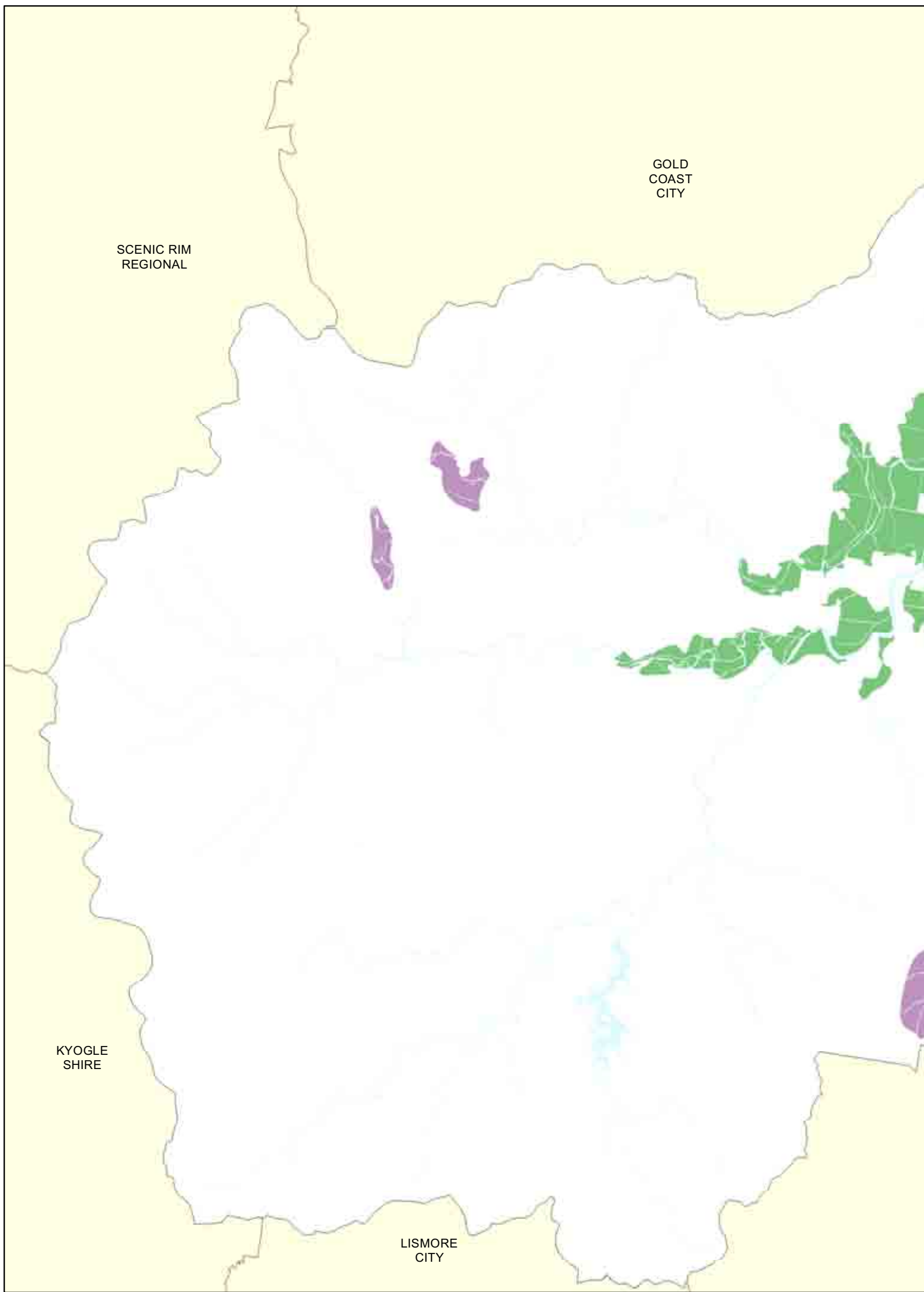
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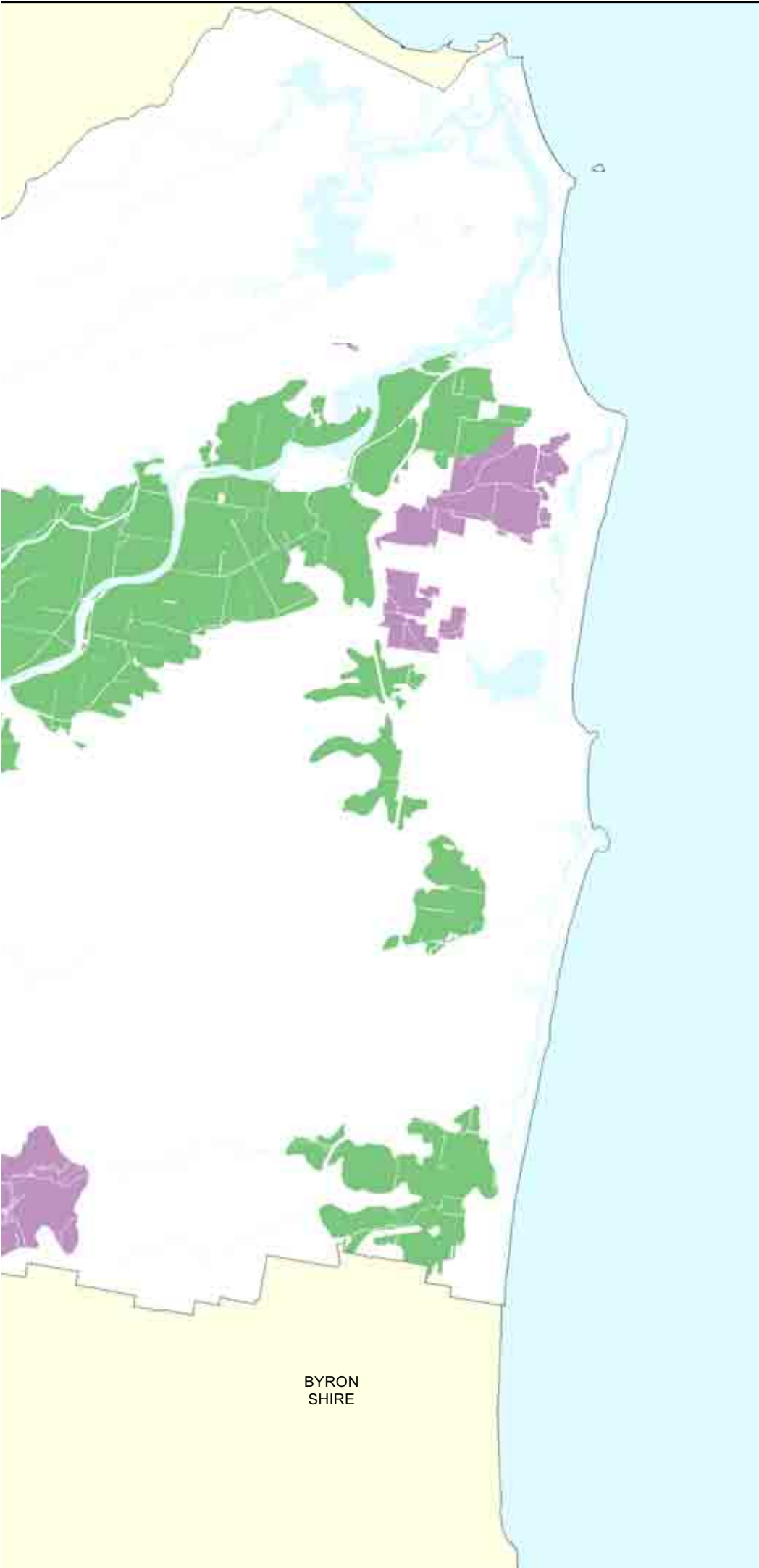
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




Map 4

RU1 Land Zoning and Minimum Lot Size LEP 2014



Zone / Lot Size

-  Zone RU1 - 10ha
-  Zone RU1 - 40ha
-  Total Area of Tweed Shire - 131868 ha
-  Surrounding LGAs's
-  Waterways

NOTE:

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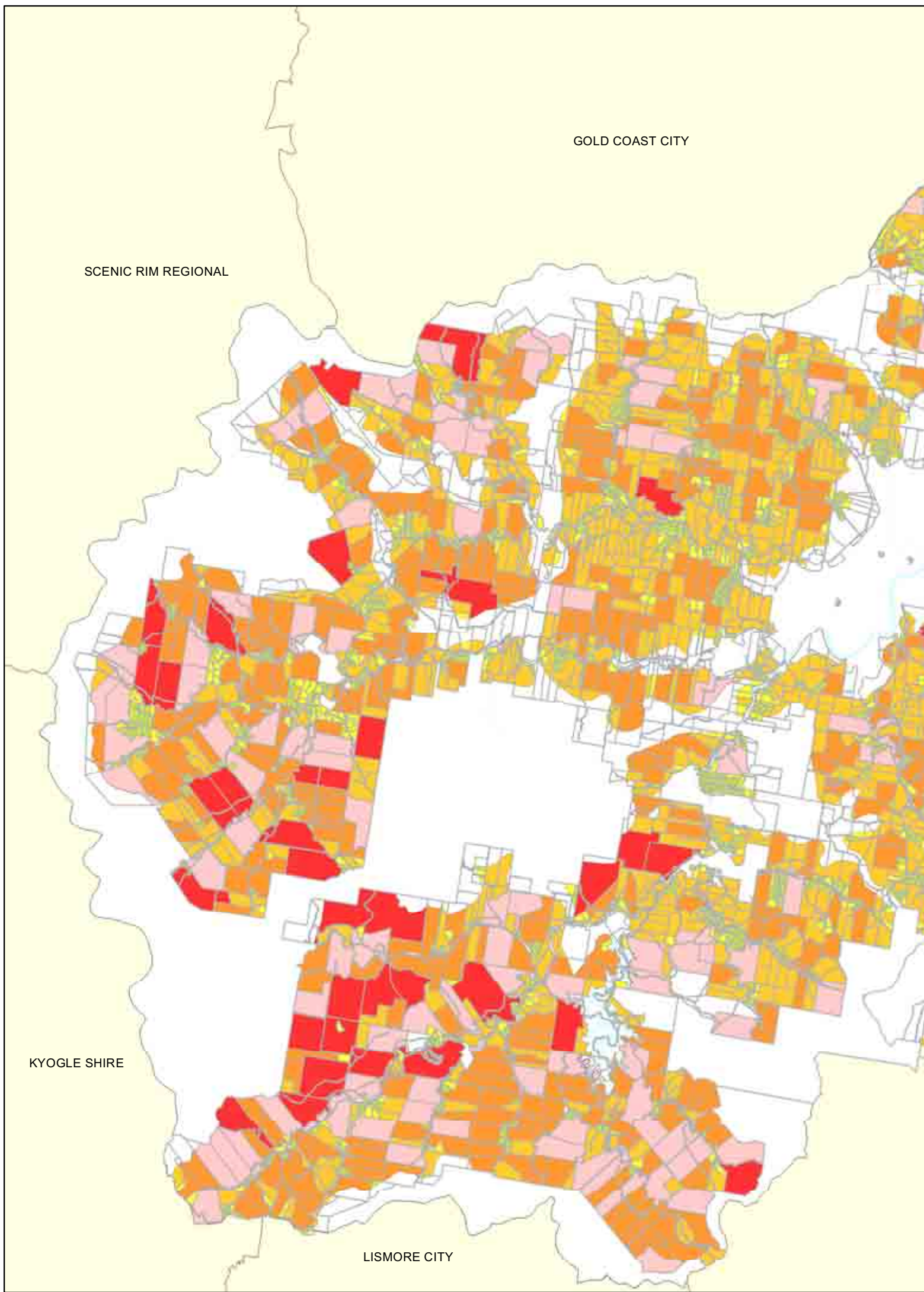
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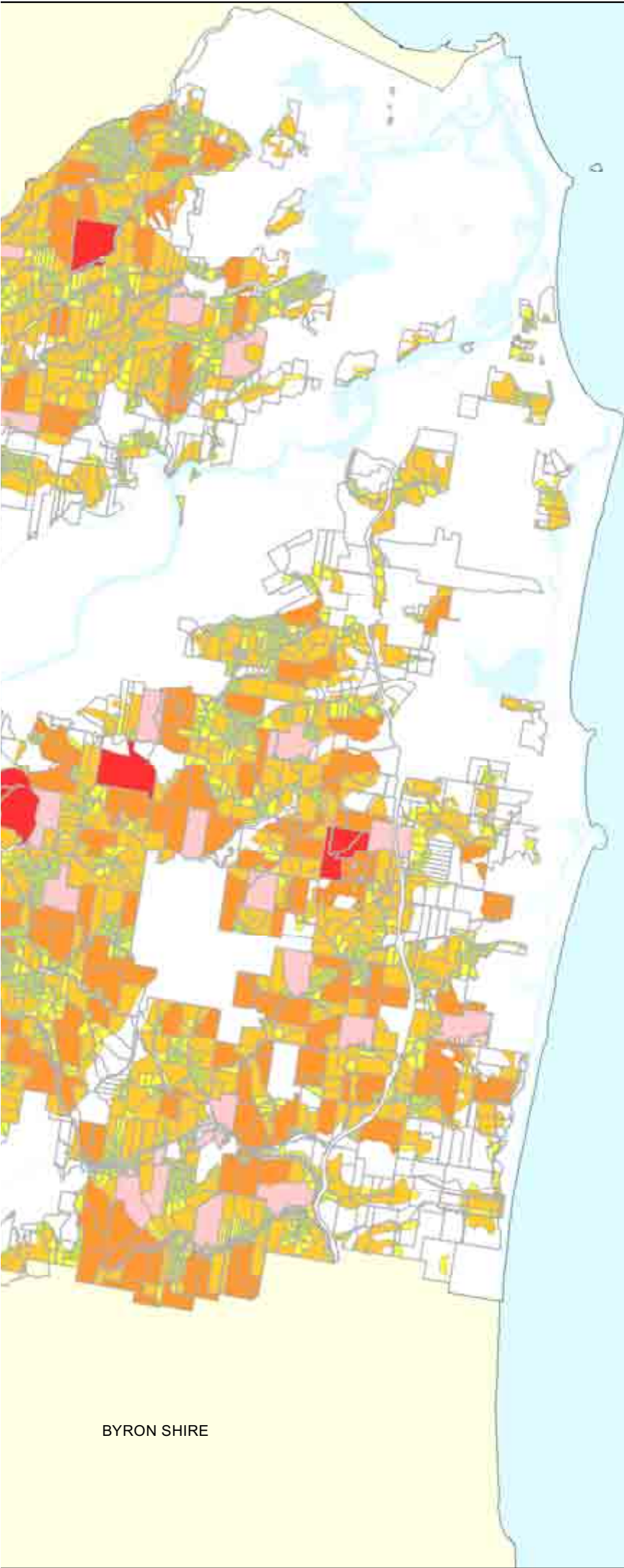


Rural Land Strategy

Map 5

Lot Statistics
 RU2 - Rural Landscape
 LEP 2014

Number of Lots, Area of lot zoned,
 % of zoned area



	Allotments (5,259 Lots 83,557 ha)
Portion Allotment Zoned (67,360 ha)	
	0 - 999 sqm (404, 15.6 ha, 0.02%)
	1000 - 4999 sqm (555, 145 ha, 0.22%)
	5000 sqm - 1ha (279, 212 ha, 0.32%)
	1.1 ha - 4.9 ha (1,989, 5,205 ha, 7.73%)
	5ha - 9.9 ha (510, 3,542 ha, 5.26%)
	10 ha - 39.9 ha (967, 21,441 ha, 31.83%)
	40 ha - 75.9 ha (410, 21,512 ha, 31.93%)
	76 ha - 115 ha (108, 9,788 ha, 14.53%)
	> 116 ha (37, 5,497 ha, 8.16%)
	Total Area of Tweed Shire - 131868 ha
	Surrounding LGA's
	Waterways

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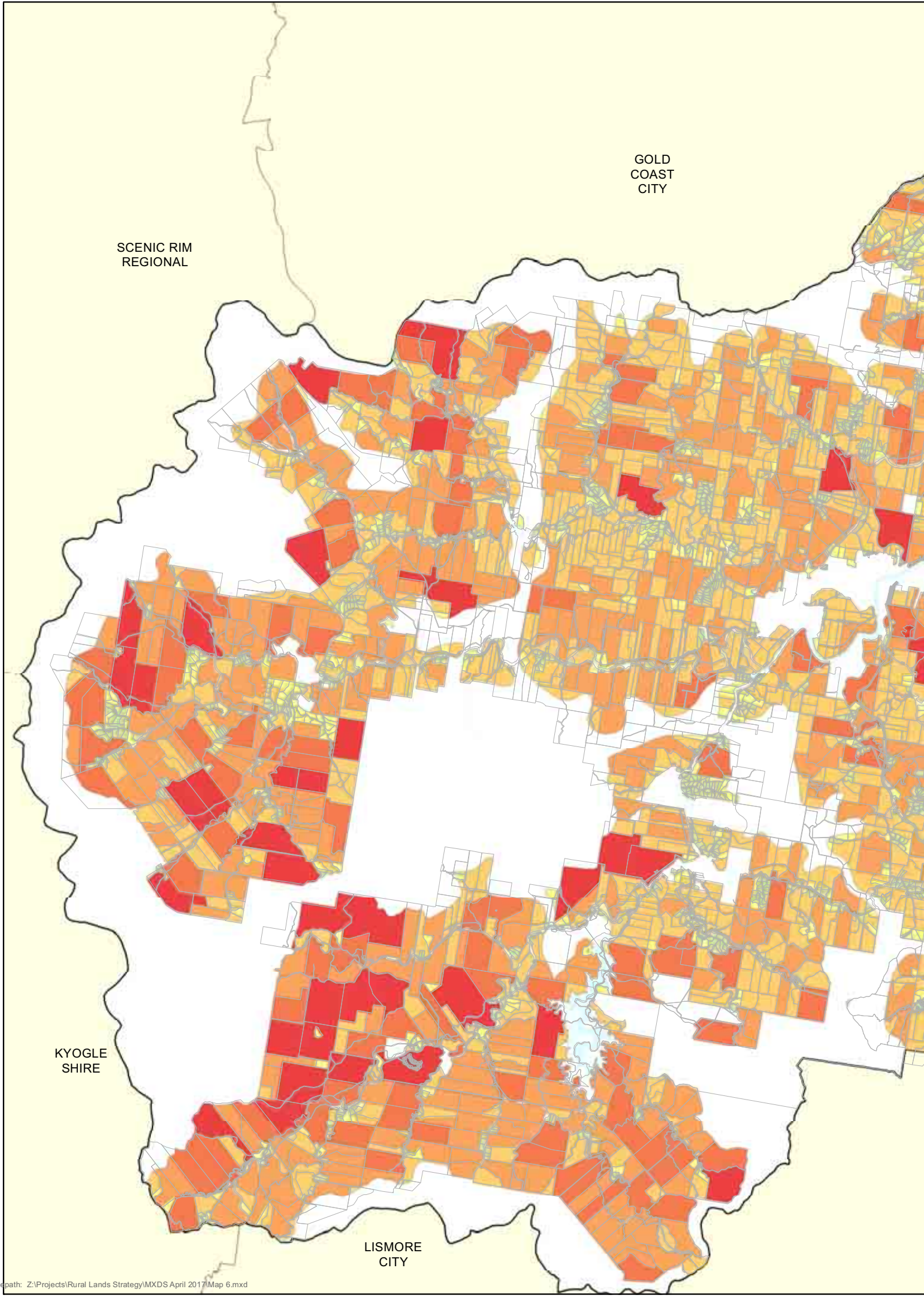
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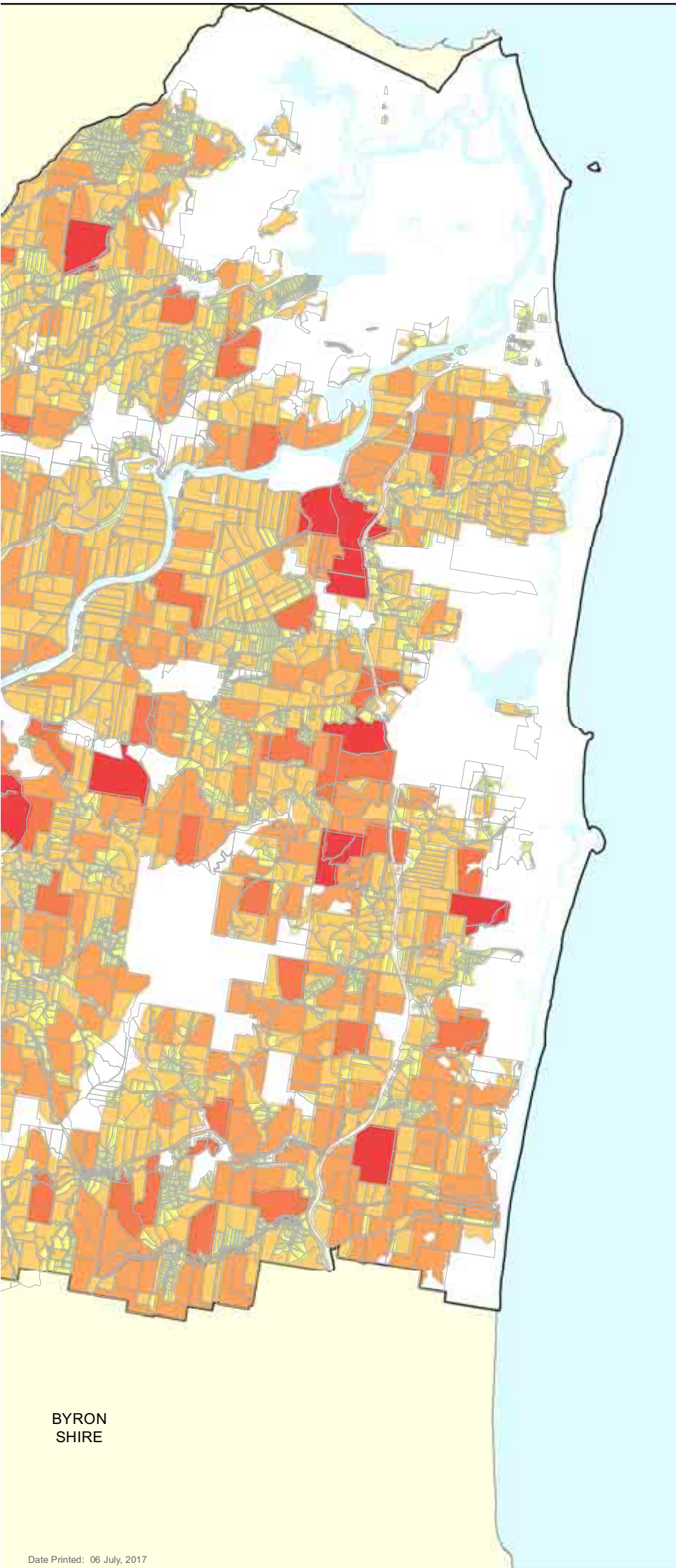
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Rural Land Strategy

Map 6

Lot Size Statistics RU1 and RU2 Zoning LEP 2014



RU1 and RU2 Parcels

RU1 and RU2 Zoned Parcels

- 0 - 999 sqm (628 allotments 28.3 ha 0.03%)
- 1000 - 4999 sqm (674 allotments 184.3 ha 0.23%)
- 5000 sqm - 1 ha (355 allotments 292 ha 0.36%)
- 1.1 ha - 4.9 ha (2,018 allotments 5,408 ha 6.76%)
- 5 ha - 9.9 ha (553 allotments 3,937 ha 4.92%)
- 10 ha - 39.9 ha (1,217 allotments 26,758 ha 33.49%)
- 40 ha - 75.9 ha (562 allotments 25,567 ha 32.00%)
- 76 ha - 115.9 ha (155 allotments 11,053 ha 13.86%)
- > 116 ha (65 allotments 6,656 ha 8.33%)
- Total Area of Tweed Shire - 131,868 ha
- Surrounding LGA's
- Waterways

NOTE:

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Total Allotment area zoned RU1 or RU2 79,883 ha
(Excludes Road Reserves)

Total area Zoned RU1 and RU2 82,868 ha (Includes Road Reserves and allotments)

Total Parcel Area with whole or partial RU1 and/or RU2 Zoning 91,716 ha

Total Area Tweed Shire 131,868 ha

Allotments shown are whole or part zoned RU1 and/or RU2

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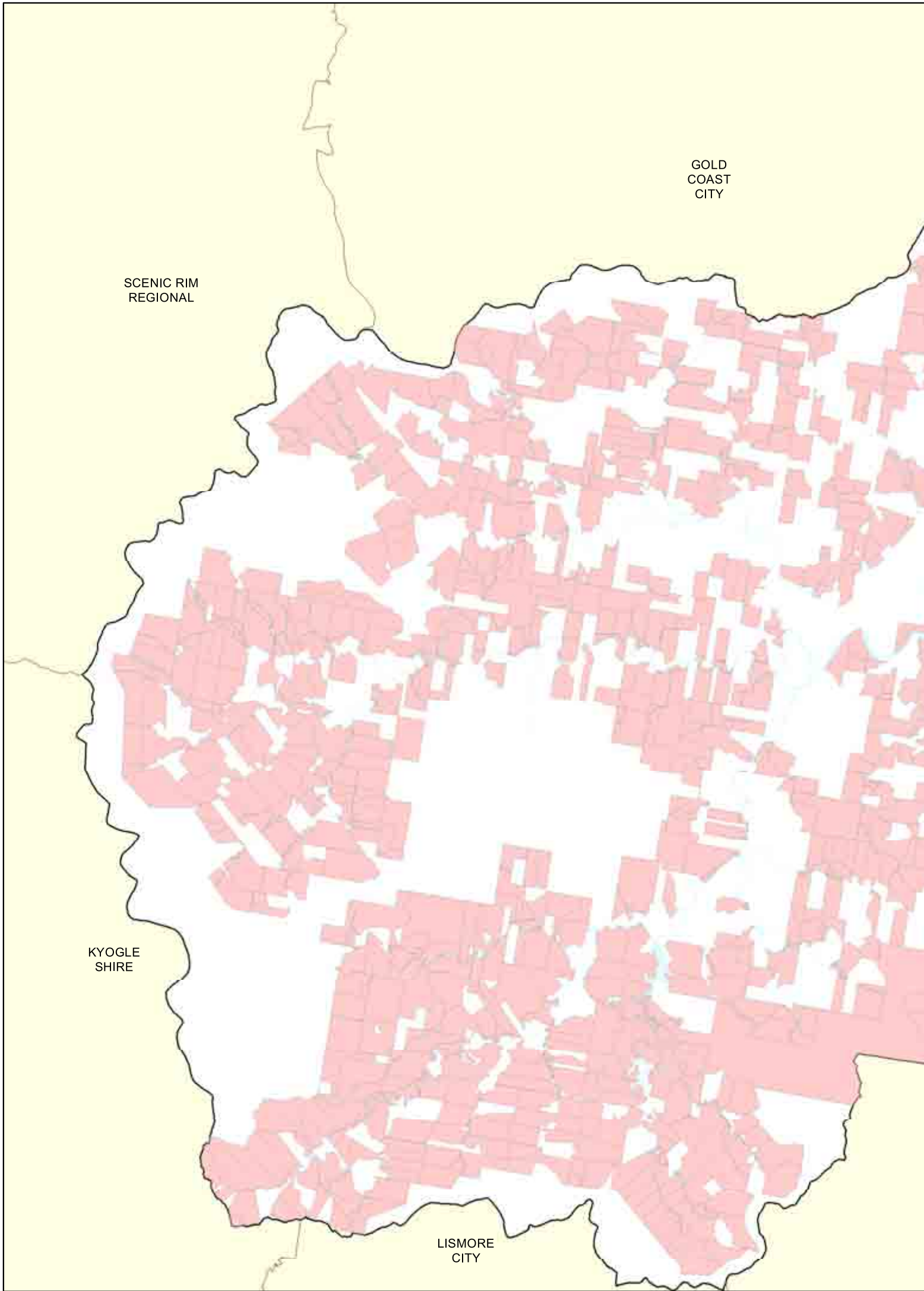
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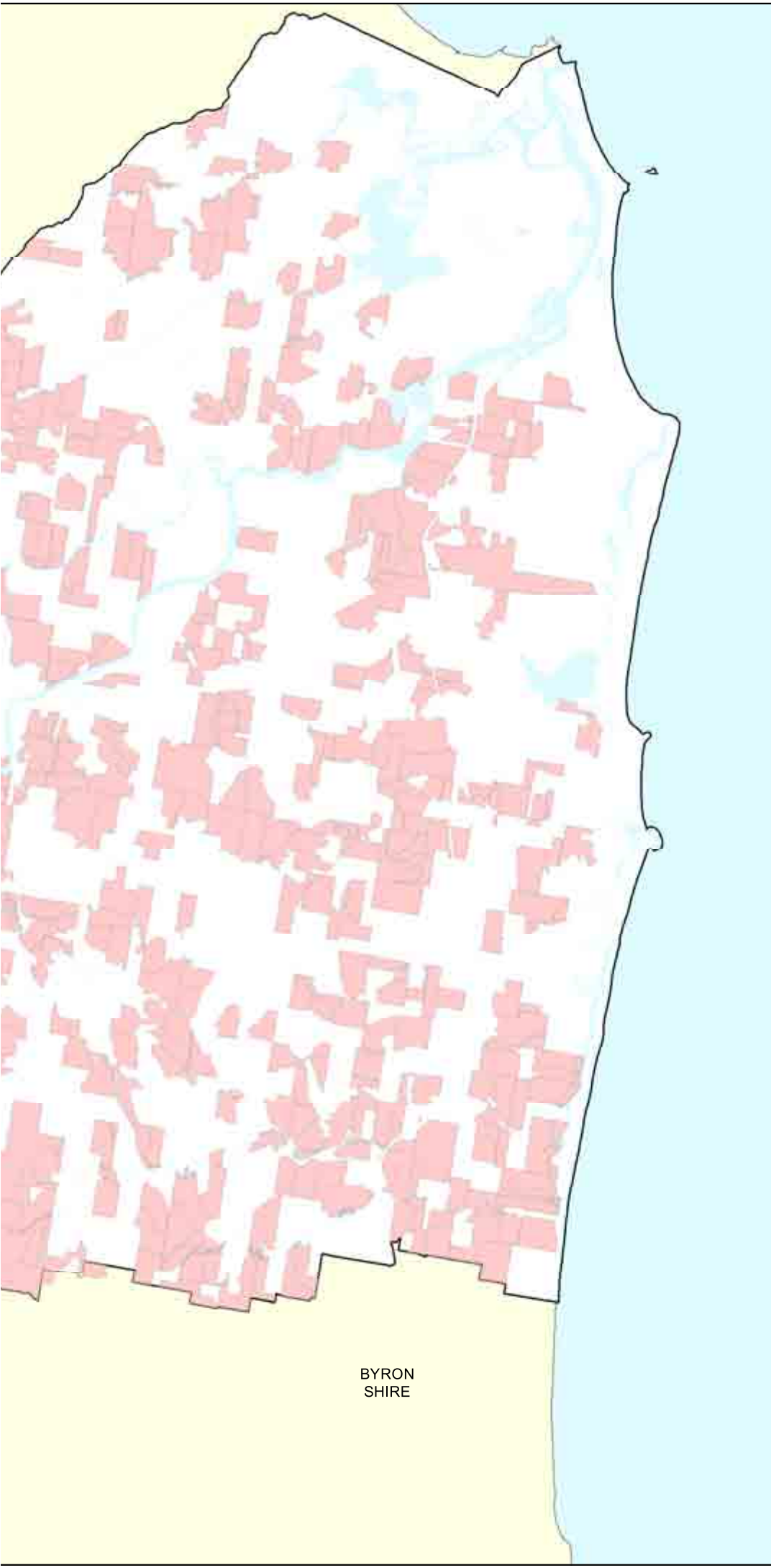
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
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Map 6a

Lots greater than 40 ha
RU1 - Primary Production and
RU2 - Rural Landscape
LEP 2014



-  RU1 and RU2 > 40 ha (782 Parcels, 55,196 ha)
-  Total Area of Tweed Shire - 131,868 ha
-  Surrounding LGA's
-  Waterways

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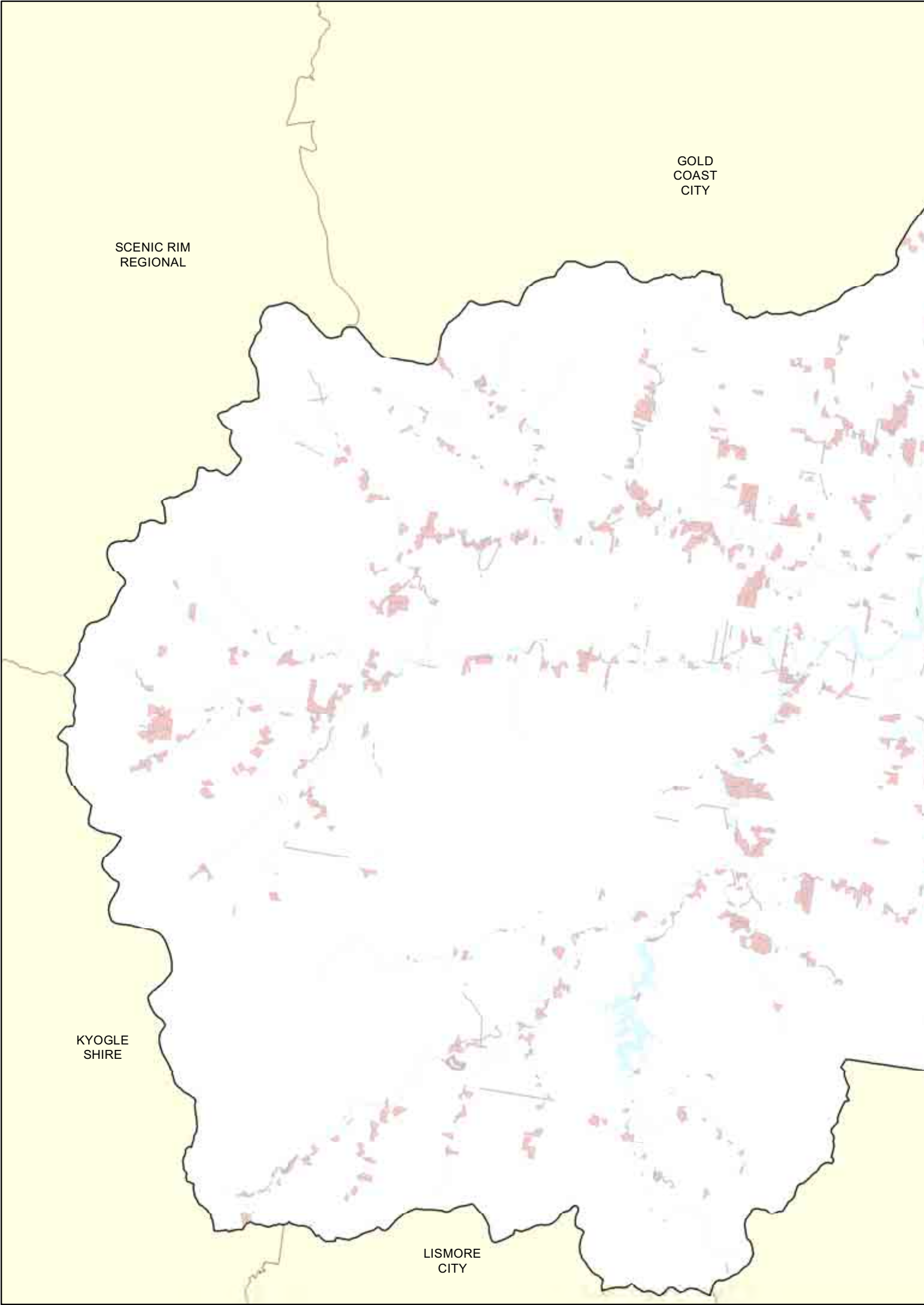
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


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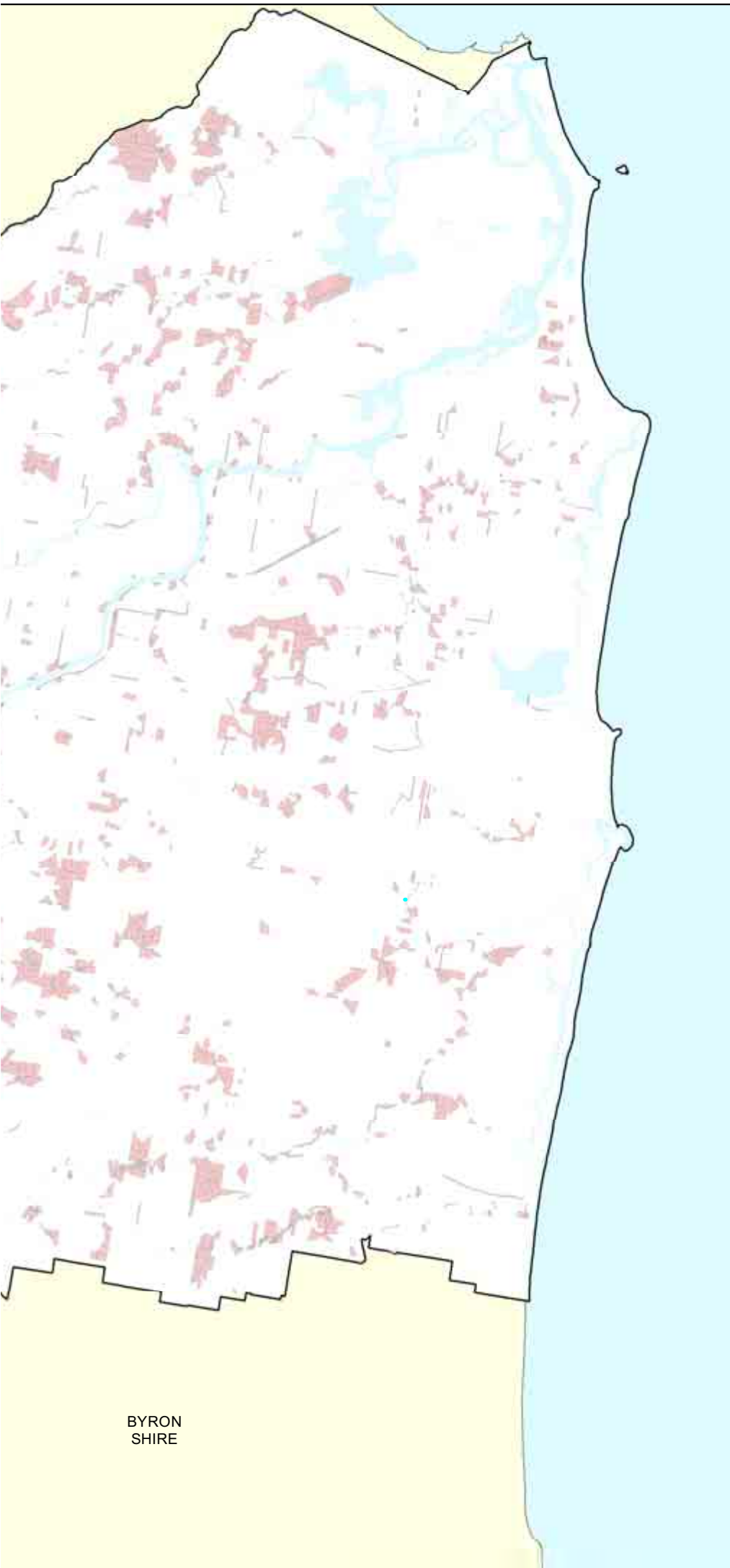


Rural Land Strategy

Map 7

Lots less than 5 ha
RU1 - Primary Production and
RU2 - Rural Landscape
LEP 2014

-  RU1 and RU2 Parcels
-  Total Area of Tweed Shire - 131,868 ha
-  Surrounding LGA's
-  Waterways




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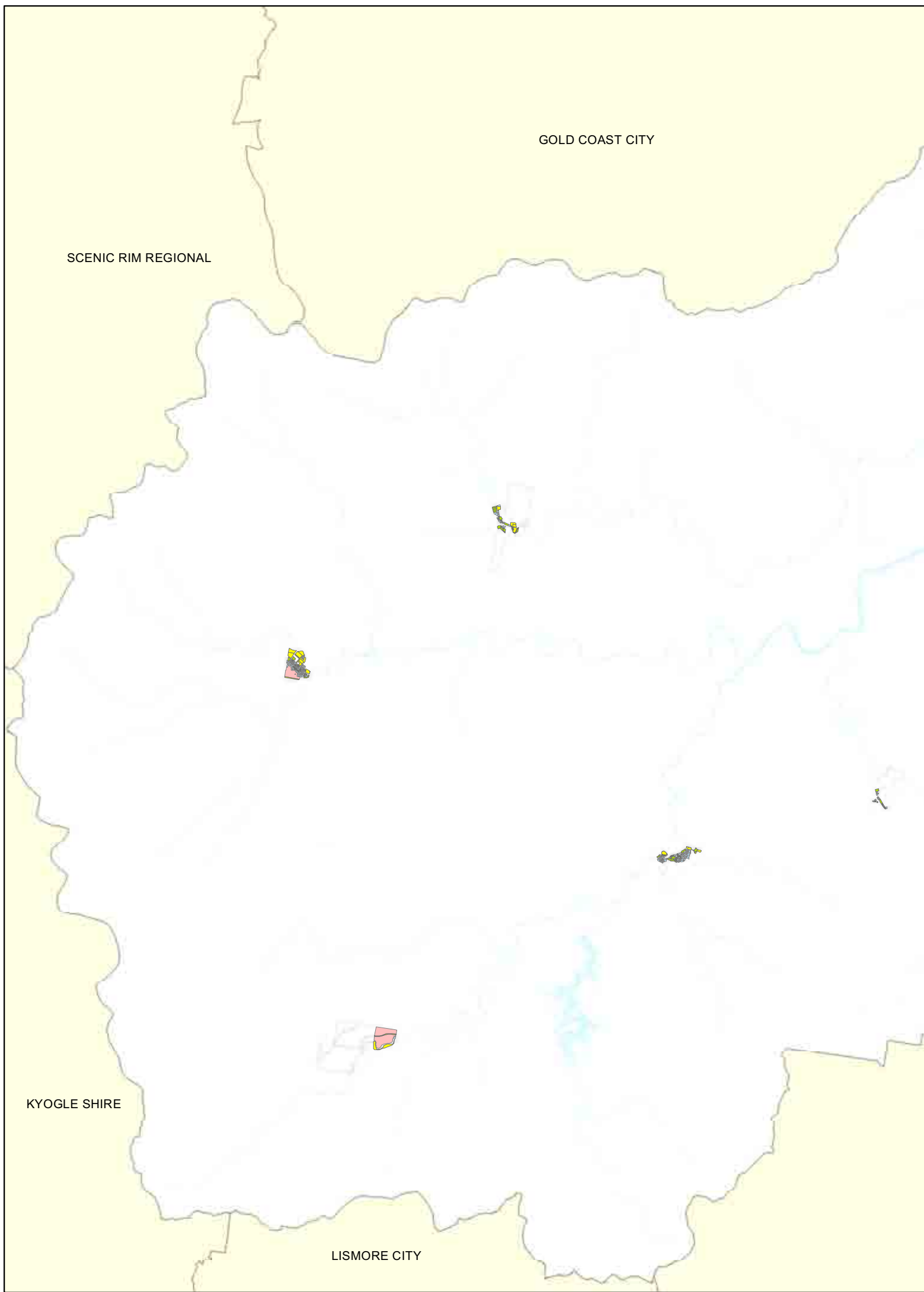
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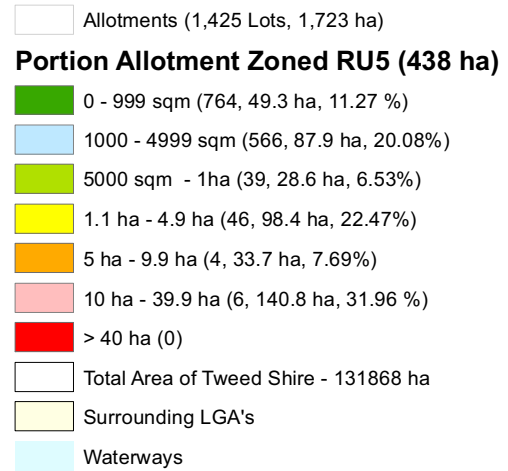


Rural Land Strategy

Map 8

Lot Statistics RU 5 - Village LEP 2014

Number of Lots, Area of lot zoned,
% of zoned area



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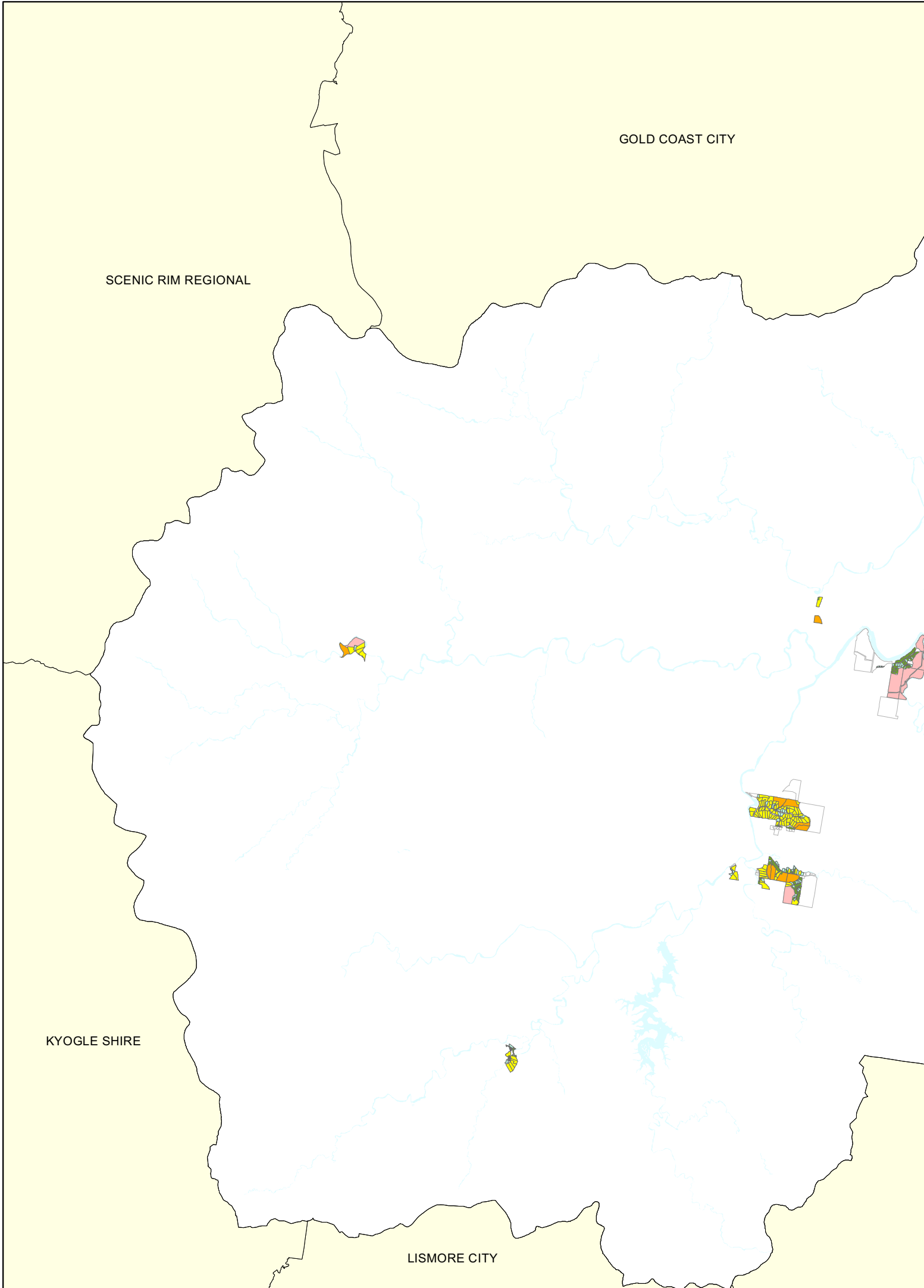


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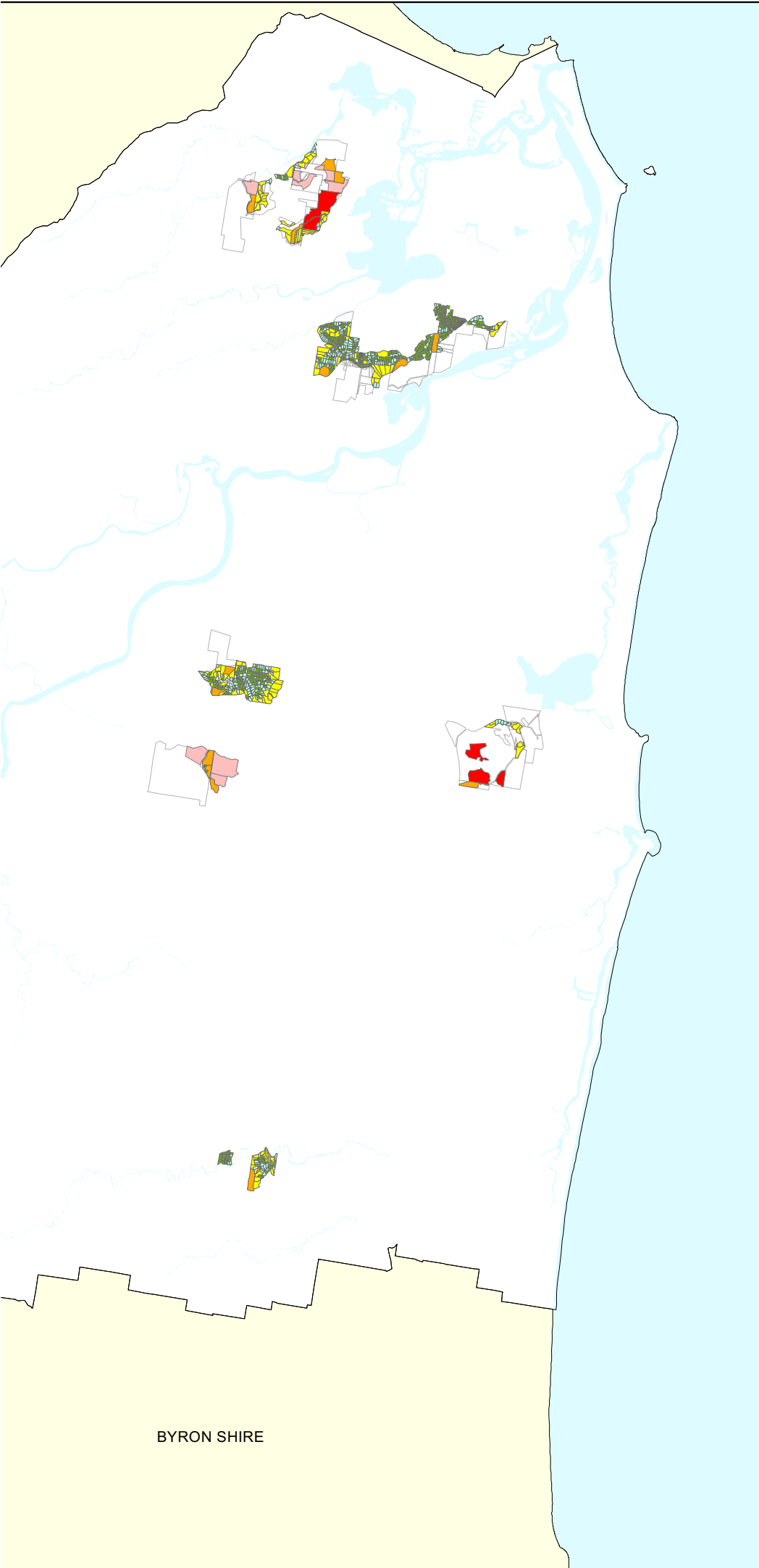
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Map 9

Lot Statistics R5 - Large Lot Residential LEP 2014

Number of Lots, Area of lot zoned,
% of zoned area



□ Allotments (1,240 Lots, 2,565 ha)

Portion Allotment Zoned R5

■ 0 - 999 sqm (81, 7.2 ha, 0.55%)

■ 1000 - 4999 sqm (636, 218.3 ha, 17.19%)

■ 5000 sqm - 1 ha (281, 186.9 ha, 14.72%)

■ 1.1 ha - 4.9 ha (205, 365 ha, 28.74%)

■ 5 ha - 9.9 ha (23, 167 ha, 13.15%)

■ 10 ha - 39.9 ha (12, 241 ha, 18.98%)

■ > 40 ha (2, 85.9 ha, 6.76%)

□ Total Area of Tweed Shire - 131868 ha

□ Surrounding LGA's

■ Waterways

Area Classification	Median (ha)	Mean (ha)
0- 999 sqm	0.08	0.06
1000 - 4999 sqm	0.40	0.34
5000 sqm - 1 ha	0.67	0.71
1.1 ha - 4.9 ha	1.74	1.97
5 ha - 9.9 ha	7.34	7.27
10 ha - 39.9 ha	16.55	20.09
40 ha - 75.9 ha	43.00	43.00

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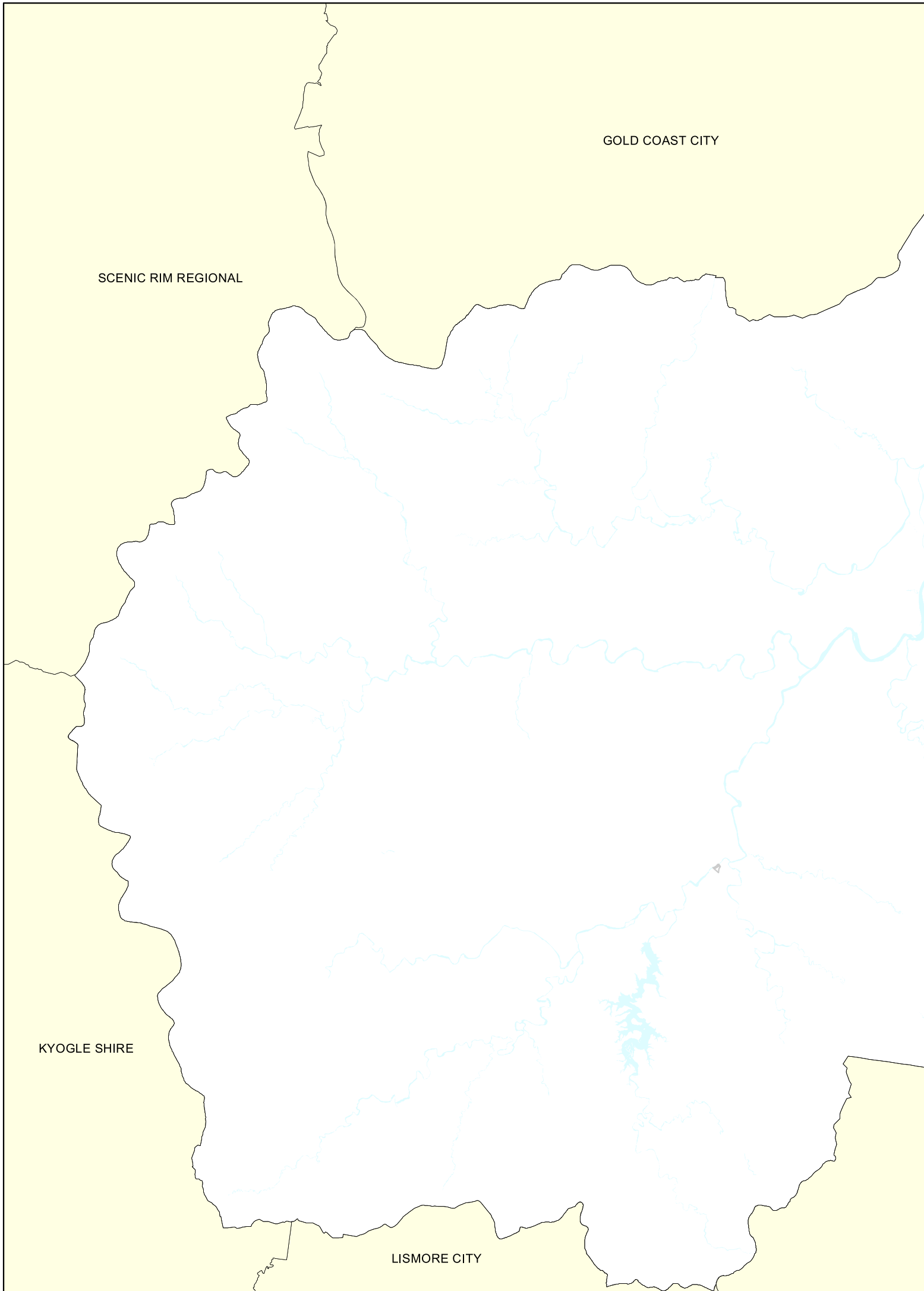
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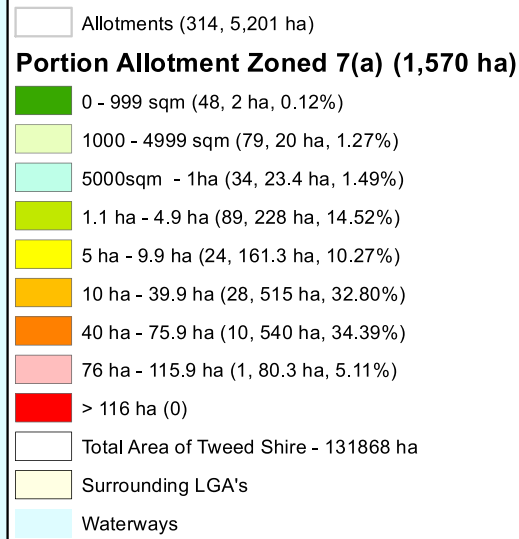


Rural Land Strategy

Map 10

Lot Statistics 7(a) Environmental Protection Wetlands and Littoral Rainforest LEP 2000

Number of allotments wholly or partly zoned 7(a); area of allotments solely within 7(a); Percentage of allotment solely with 7(a)



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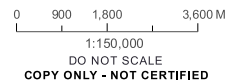
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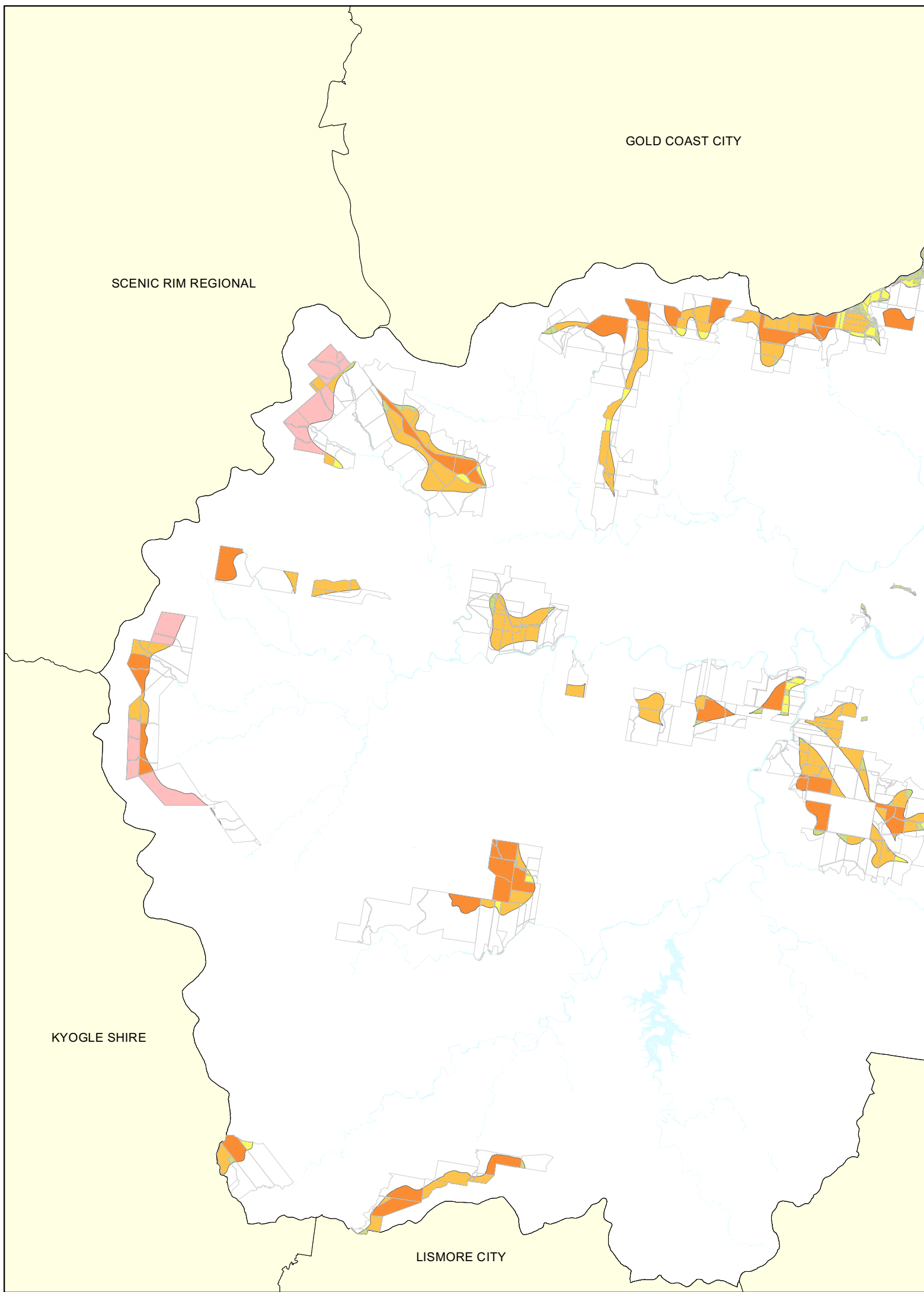
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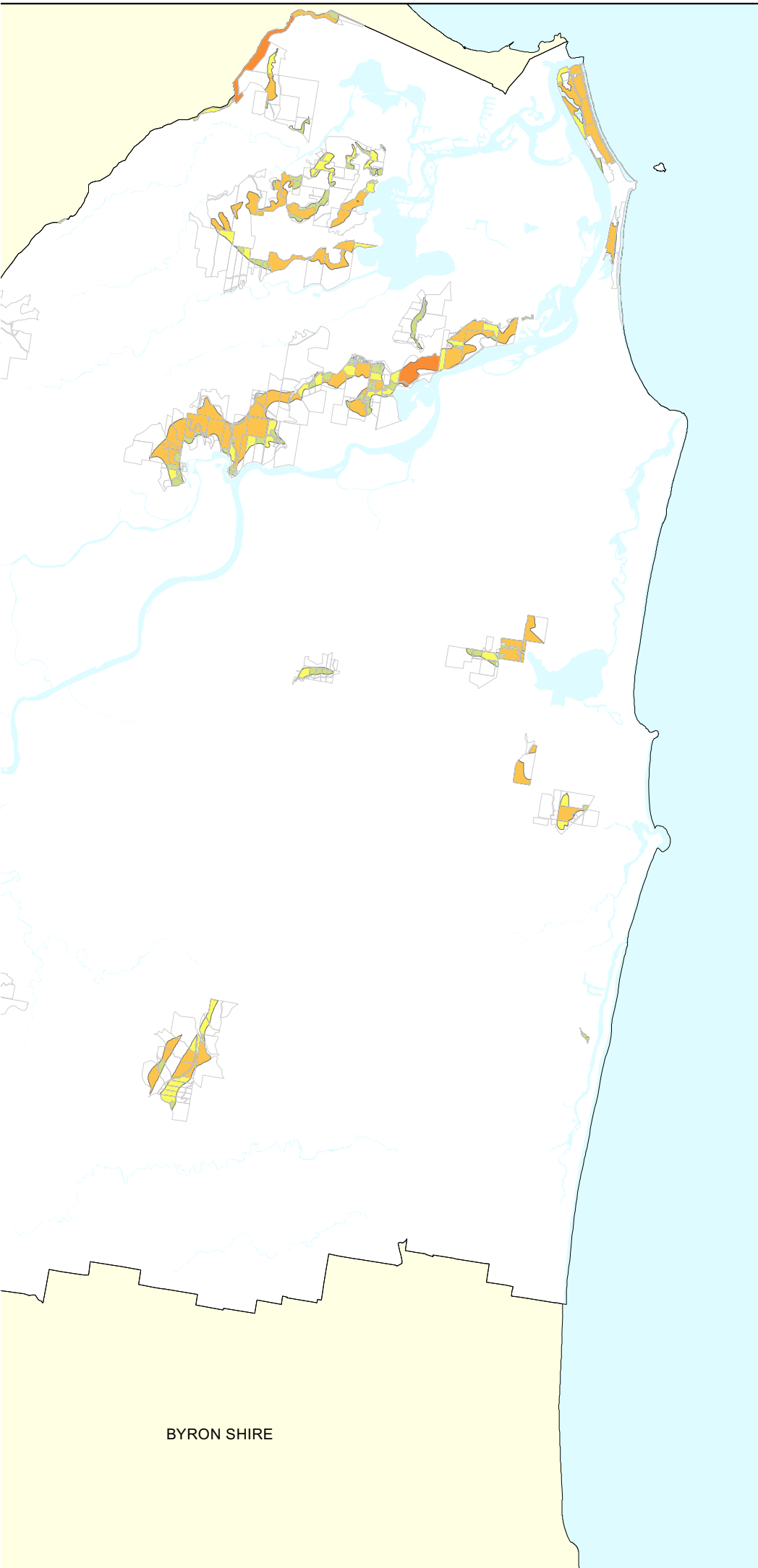
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Map 11

Lot Statistics 7(d) Environmental Protection Scenic/Escarpment LEP 2000

Number of allotments wholly or partly zoned 7(d); area of allotments solely within 7 (d); percentage of allotment solely within 7(d)



	Allotments (554 Lots, 14,530 ha)
Portion Allotment Zoned 7(d) (5,581 ha)	
	0 - 999 sqm (56, 1.9 ha, 0.03%)
	1000 - 4999 sqm (88, 21.5 ha, 0.38%)
	5000 sqm - 1 ha (47, 35.1 ha, 0.62%)
	1.1 ha - 4.9 ha (131, 354.1 ha, 6.34%)
	5 ha - 9.9 ha (66, 450.2 ha, 8.06%)
	10 ha - 39.9 ha (132, 2620.8 ha, 46.95%)
	40 ha - 75.9 ha (27, 1404.9 ha, 25.17%)
	46 ha - 115.9 ha (7, 523 ha, 9.37%)
	> 116 ha (1, 169.1 ha, 3.02%)
	Total Area of Tweed Shire - 131868 ha
	Surrounding LGA's
	Waterways

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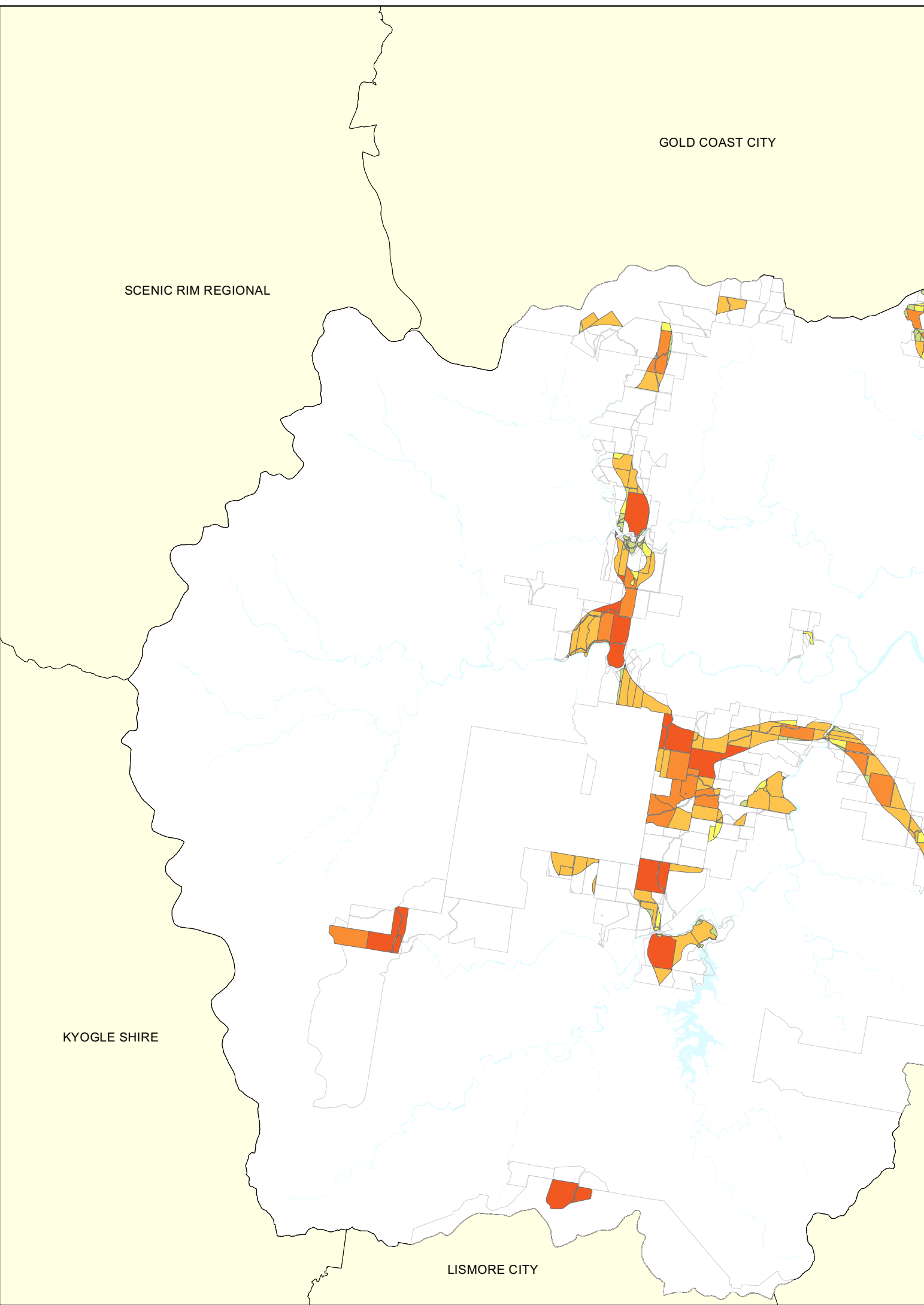
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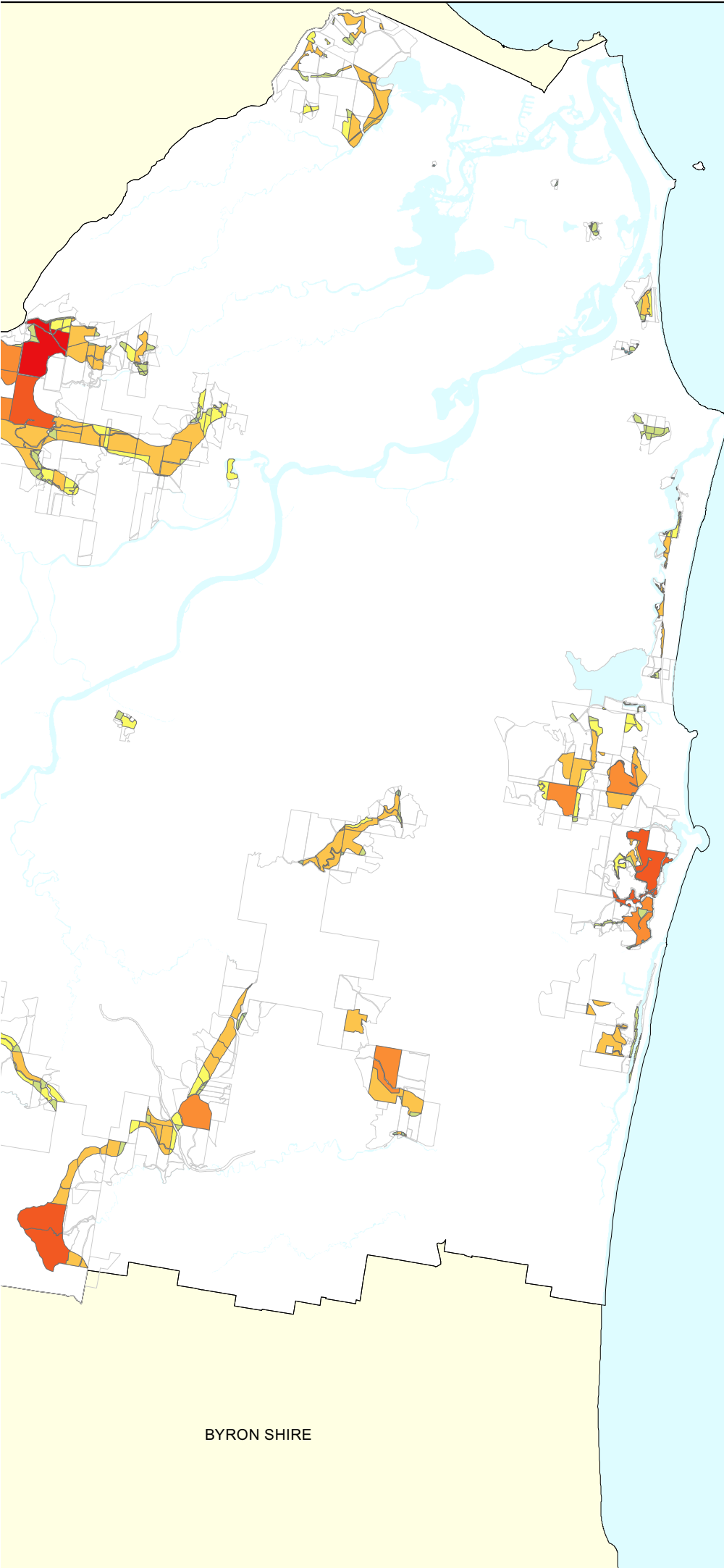


Rural Land Strategy

Map 12

Lot Statistics 7(l) - Environmental Protection (Habitat) LEP 2000

Number of allotments wholly or partly zoned 7(l); area of allotments solely within 7(l); Percentage of allotment solely within 7 (l)



	Parcels (738 Lots 26,201 ha)
Portion Parcel Zoned 7 (l) (5,505 ha)	
	0 - 999 sqm (53, 1.47 ha)
	1000 - 4999 sqm (57, 14.46 ha)
	5000 sqm - 1 ha (30, 19.61 ha)
	1.1 ha - 4.9 ha (109, 294.82 ha)
	5 ha - 9.9 ha (56, 407.68 ha)
	10 ha - 39.9 ha (106, 2,463.26 ha)
	40 ha - 75.9 ha (20, 1,052.64 ha)
	76 ha - 115.9 ha (12, 1,128.52 ha)
	> 116 ha (1, 123 ha)
	Waterways

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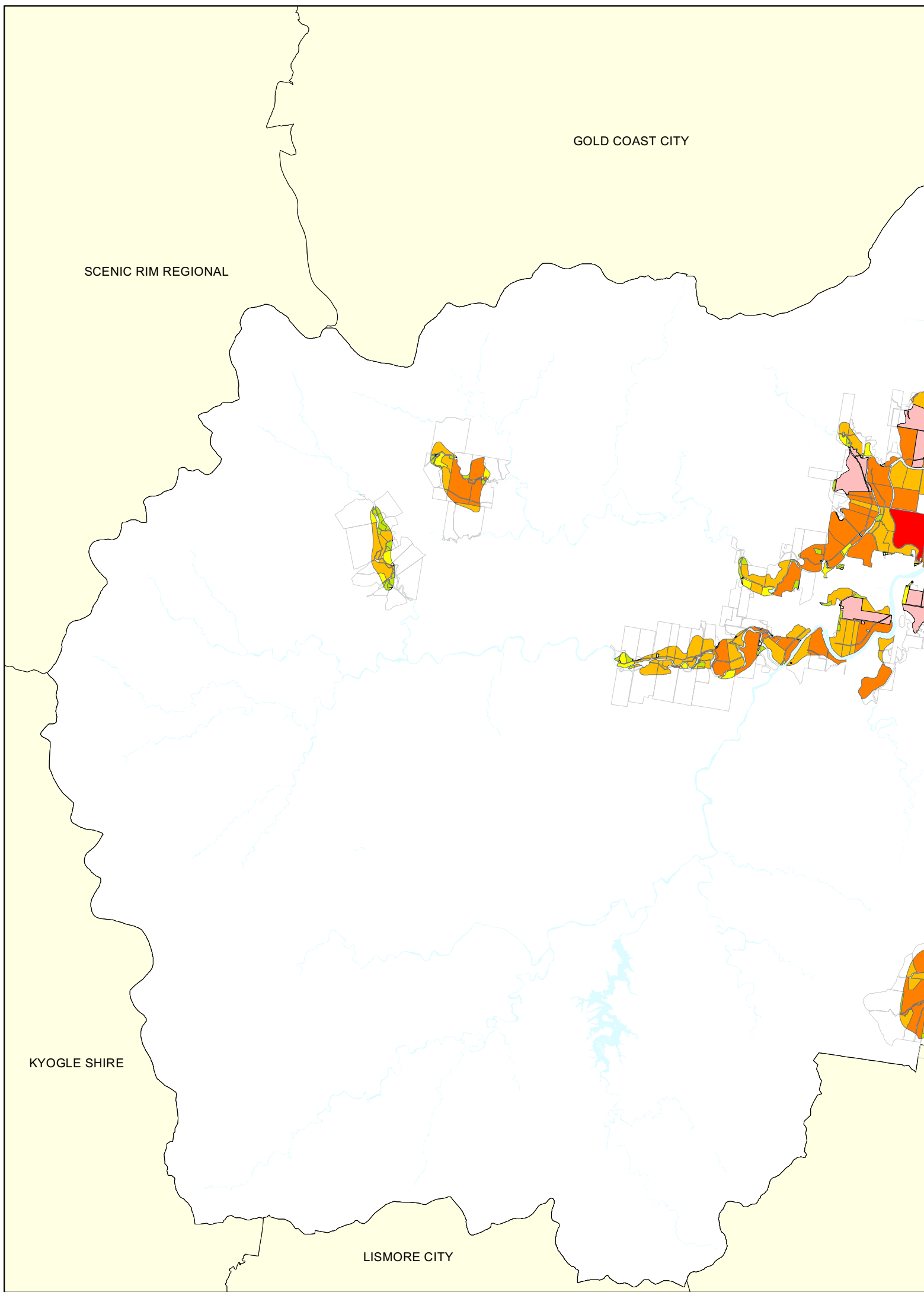
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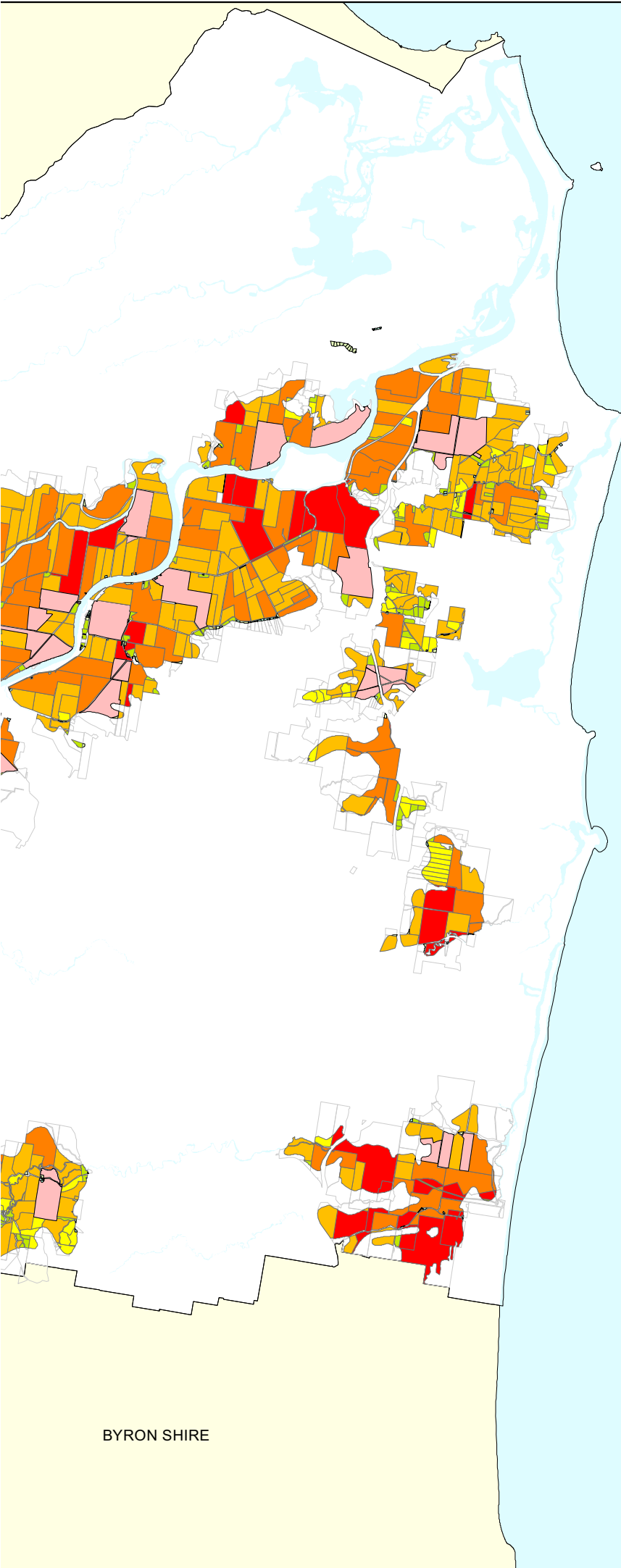


Rural Land Strategy

Map 13

Property Statistics RU1 - Primary Production LEP 2014

Number of Properties, Area of property zoned, % of zoned area



Properties (767 Properties, 18,669 ha)

Portion Property Zoned RU1 (12,501 ha)

- 0 - 999 sqm (36, 2.1 ha, 0.02%)
- 1000 - 4999 sqm (144, 36.1 ha, 0.29%)
- 5000 sqm - 1ha (61, 44.1 ha, 0.35%)
- 1.1 ha - 4.9 ha (149, 387 ha, 3.10%)
- 5 ha - 9.9 ha (67, 497 ha, 3.99%)
- 10 ha - 39.9 ha (206, 4,423 ha, 35.38%)
- 40 ha - 75.9 ha (76, 4,140 ha, 33.12%)
- 76 ha - 115.9 ha (18, 1,580 ha, 12.64%)
- > 116 ha (10, 1,389 ha, 11.11%)
- Total Area of Tweed Shire - 131868 ha
- Surrounding LGA's
- Waterways

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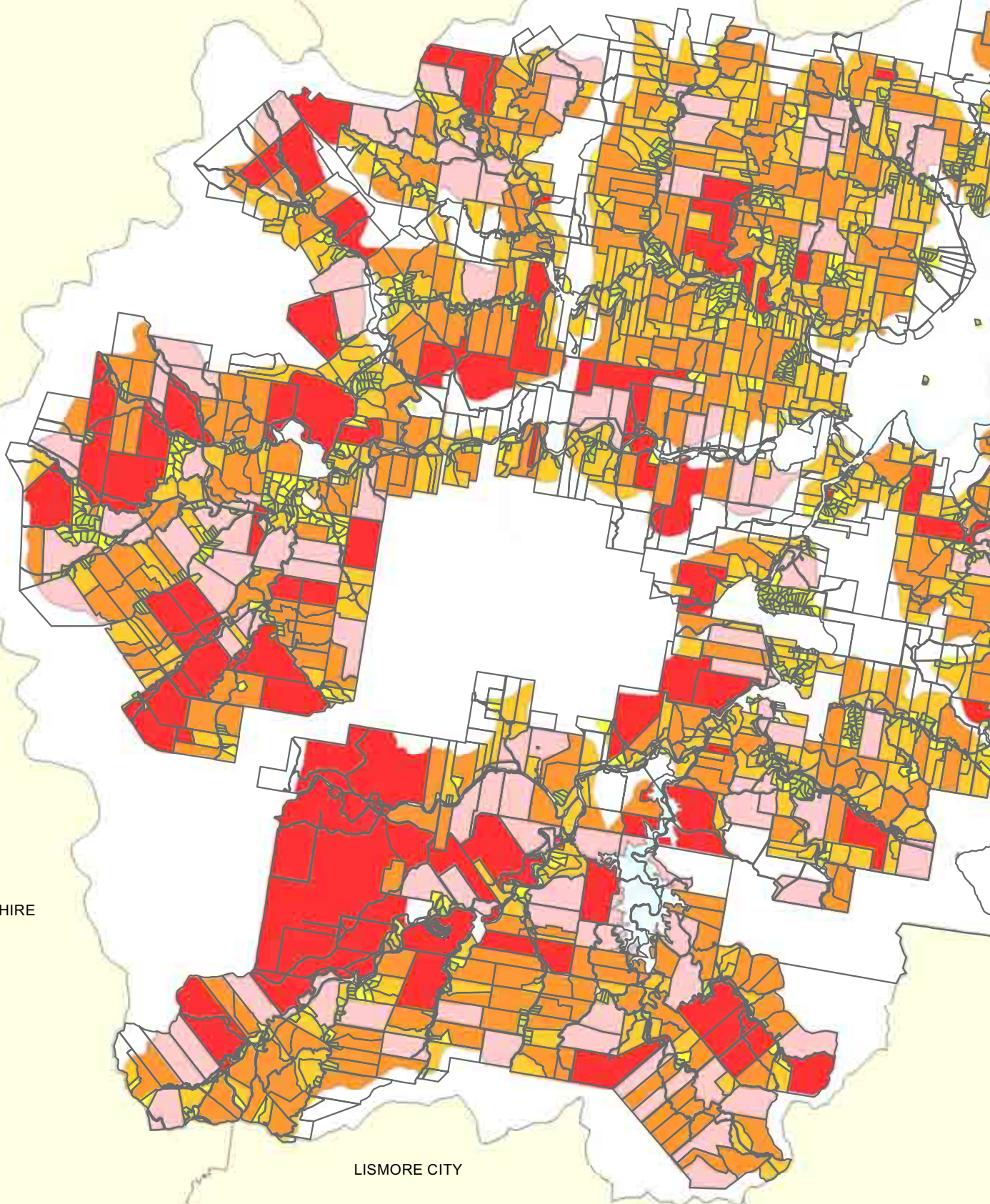
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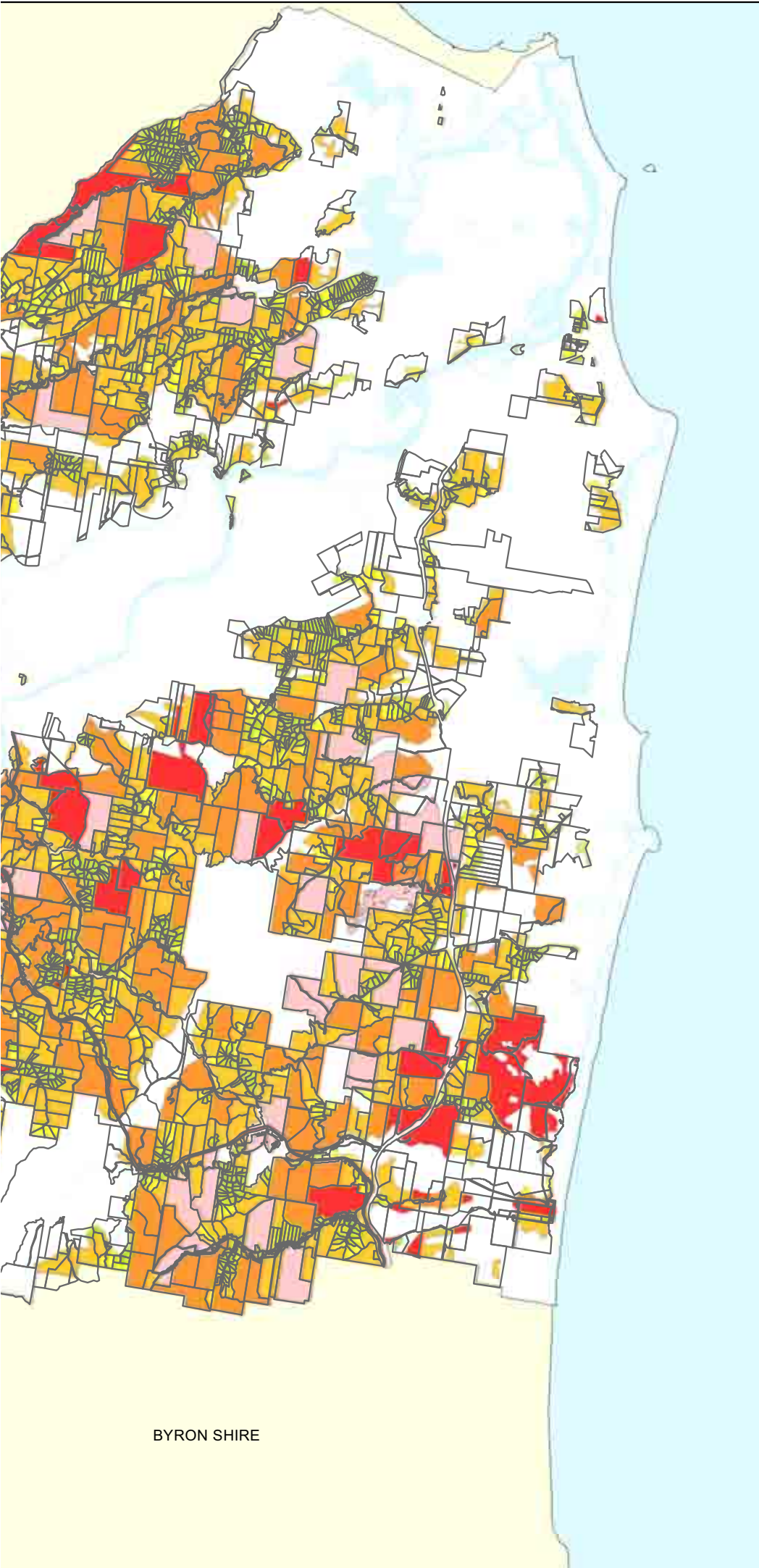


Rural Land Strategy

Map 14

Property Statistics RU2 - Rural Landscape LEP 2014

Number of Properties, Area of property zoned, % of zoned area



Properties (4,194 Properties, 83,557 ha)

Portion Property Zoned RU2(67,360 ha)

- 0 - 999 sqm (111, 5.8 ha, 0.01%)
- 1000 - 4999 sqm (314, 84 ha, 0.13%)
- 5000 sqm - 1ha (208, 161 ha, 0.24%)
- 1.1 ha - 4.9 ha (1,825, 4,819 ha, 7.15%)
- 5ha - 9.9 ha (444, 3,055 ha, 4.54%)
- 10 ha - 39.9 ha (753, 16,627 ha, 24.68%)
- 40 ha - 75.9 ha (362, 19,244 ha, 28.57%)
- 76 ha - 115 ha (114, 10,508 ha, 15.60%)
- > 116 ha (63, 12,852 ha, 19.08%)

Total Area of Tweed Shire - 131868 ha

Surrounding LGA's

Waterways

NOTE:

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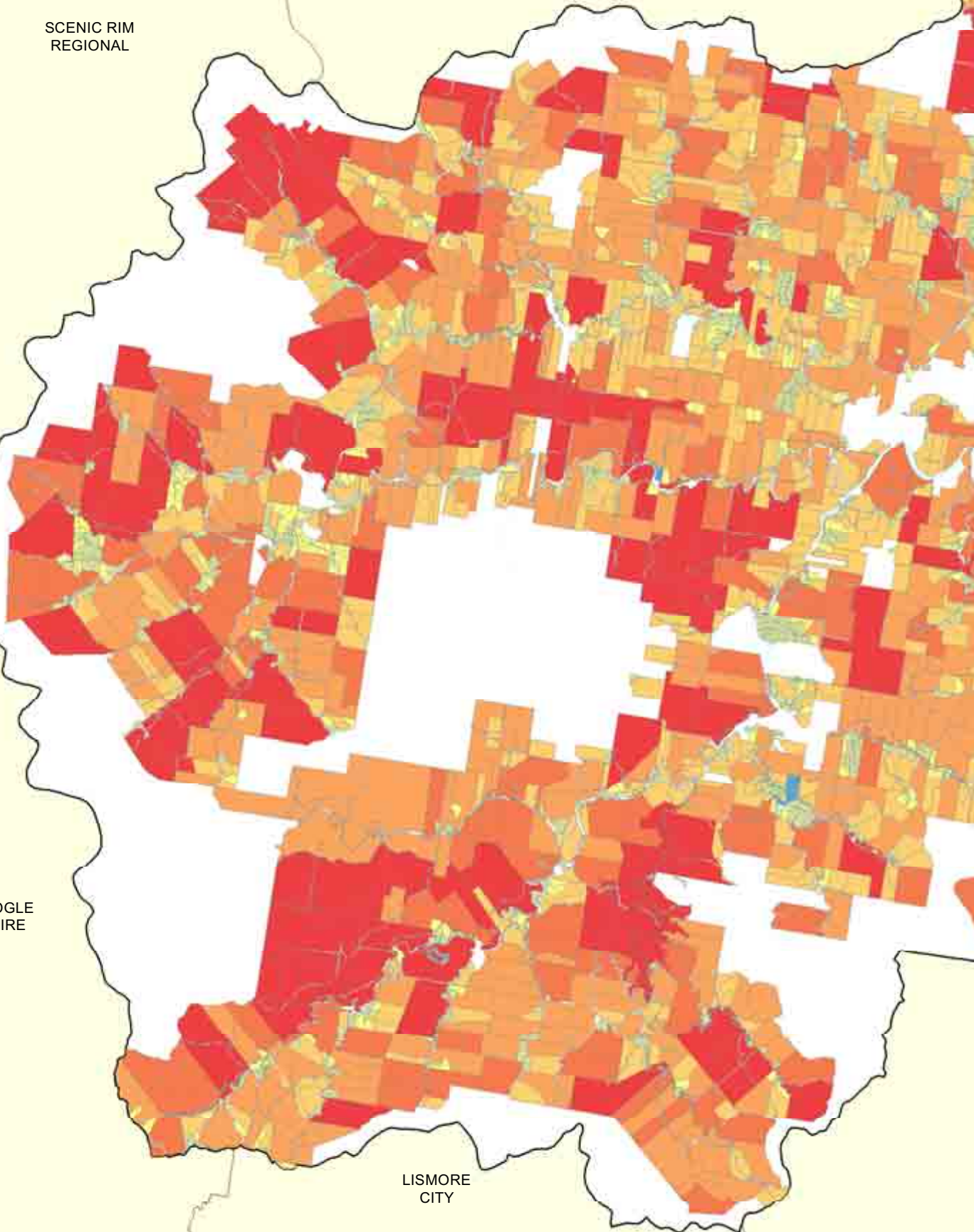
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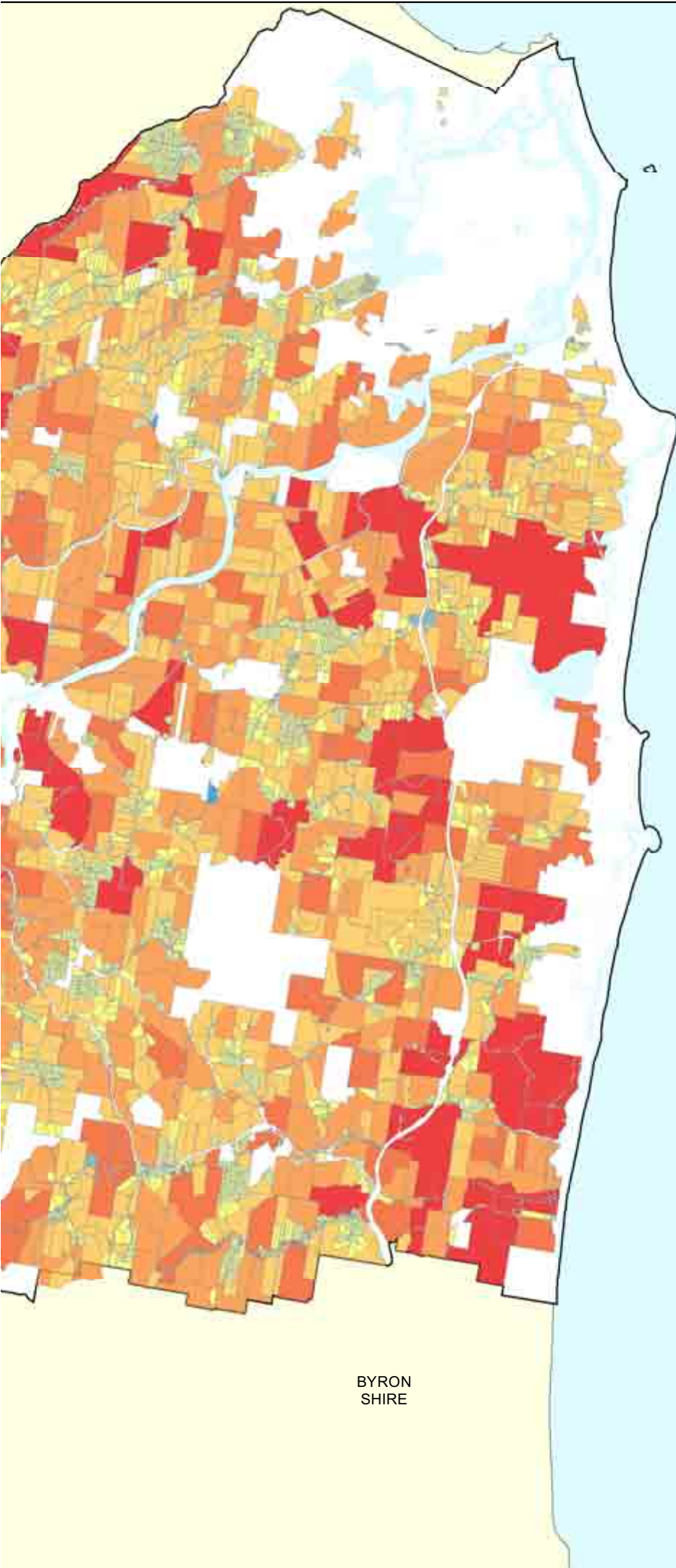
KYOGLE
SHIRE

LISMORE
CITY



Map 15

Property Statistics RU1 - Primary Production and RU2 - Rural Landscapes Zoning LEP 2014



Property Area

	0 - 999 sqm (111 properties, 6.61 ha, 0.007%)
	1000 - 4999 sqm (373 properties, 98.7 ha, 0.11%)
	500 sqm - 1 ha (251 properties, 200.3 ha, 0.22%)
	1.1 ha - 4.9 ha (1,835 properties, 4,920 ha, 5.62%)
	5 ha - 9.9 ha (458 properties, 3,151 ha, 3.60%)
	10 ha - 39.9 ha (873 properties, 19,257 ha, 22.00%)
	40 ha - 75.9 ha (497 properties, 26,932 ha, 30.78%)
	76 ha - 115.9 ha (159 properties, 14,383 ha, 16.43%)
	> 116 ha (102 properties, 18,552 ha, 21.22%)
	Total Area of Tweed Shire - 131,868 ha
	Surrounding LGA's
	Waterways

NOTE:

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Total number of properties zoned RU1 and RU2 4,659

Total property area containing whole or part RU1 and RU2 87,503 ha

Total area of Shire 161,868 ha

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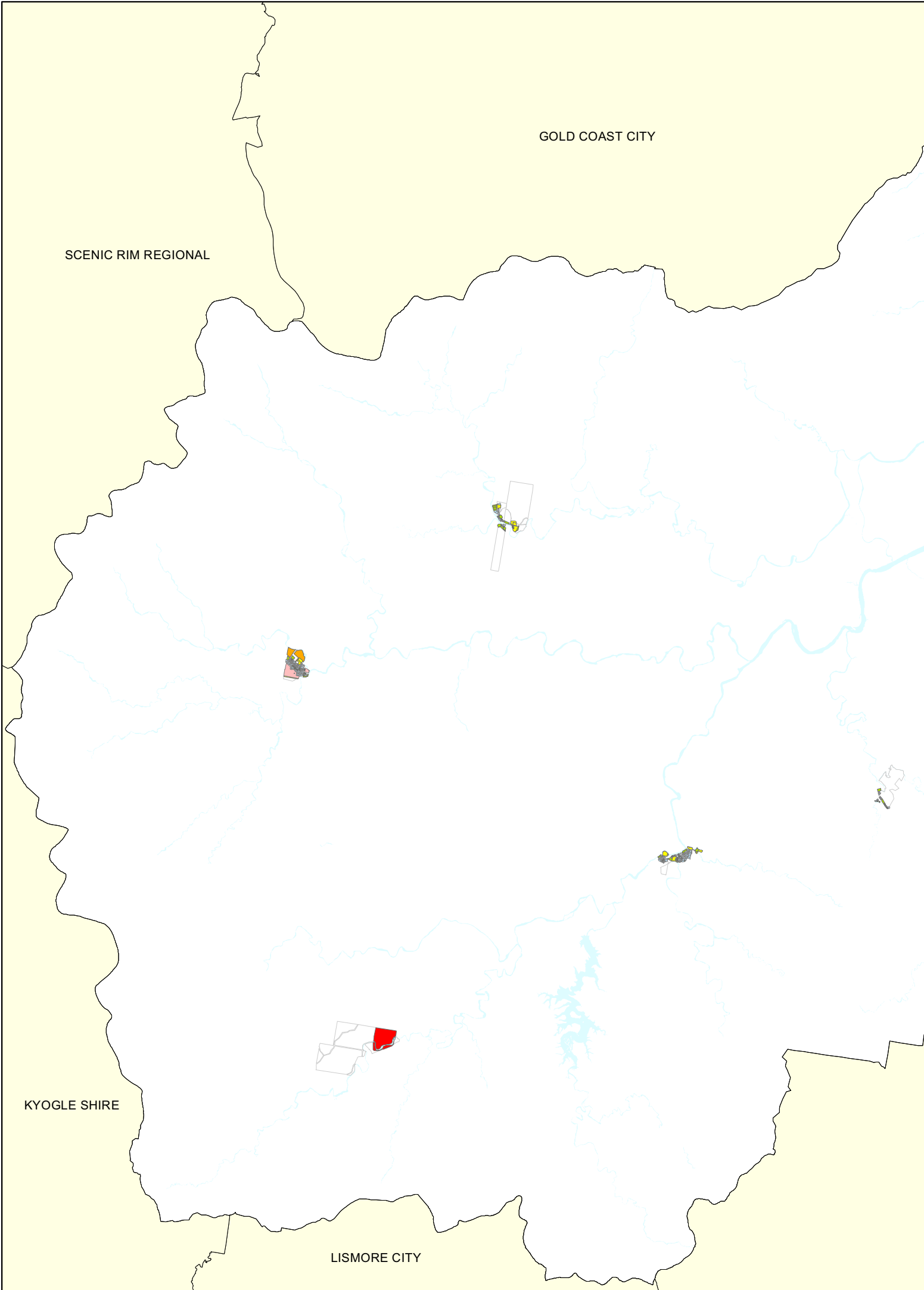


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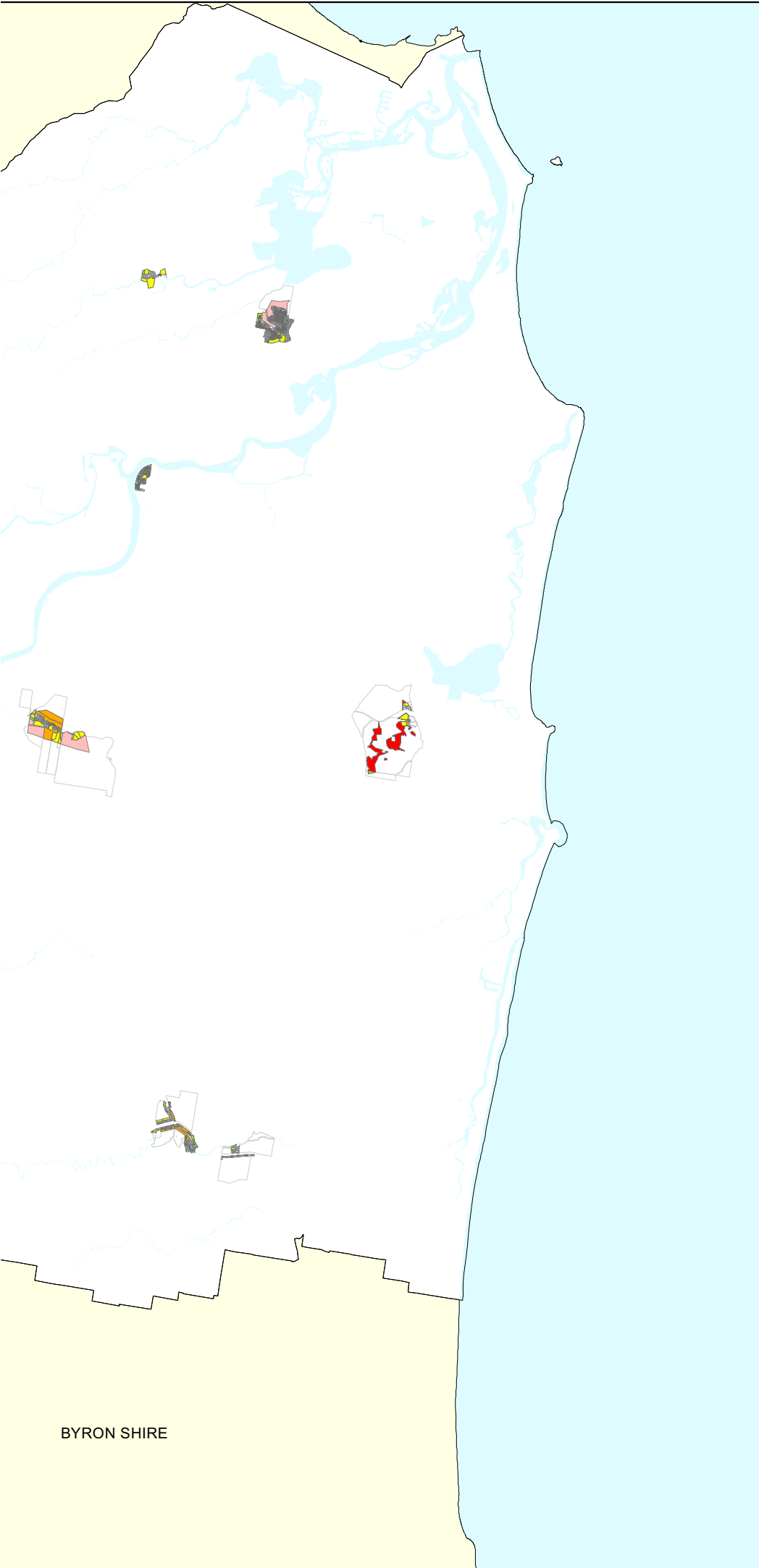
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Rural Land Strategy

Map 16

Property Statistics RU5 - Village LEP 2014

Number of Properties, Area of property zoned, % of zoned area



Properties (1,252 Properties, 1,723 ha)

Portion Property Zoned RU5 (438 ha)

- 0 - 999 sqm (606, 41.7 ha, 9.52%)
- 1000 - 4999 sqm (560, 88.5 ha, 20.21%)
- 5000 sqm - 1ha (34, 25.3 ha, 5.78%)
- 1.1 ha - 4.9 ha (40, 83.6 ha, 19.09%)
- 5 ha - 9.9 ha (6, 46.9 ha, 10.71%)
- 10 ha - 39.9 ha (4, 70.4 ha, 16.04%)
- > 40 ha (2, 81.7 ha, 18.65%)
- Total Area of Tweed Shire - 131868 ha
- Surrounding LGA's
- Waterways

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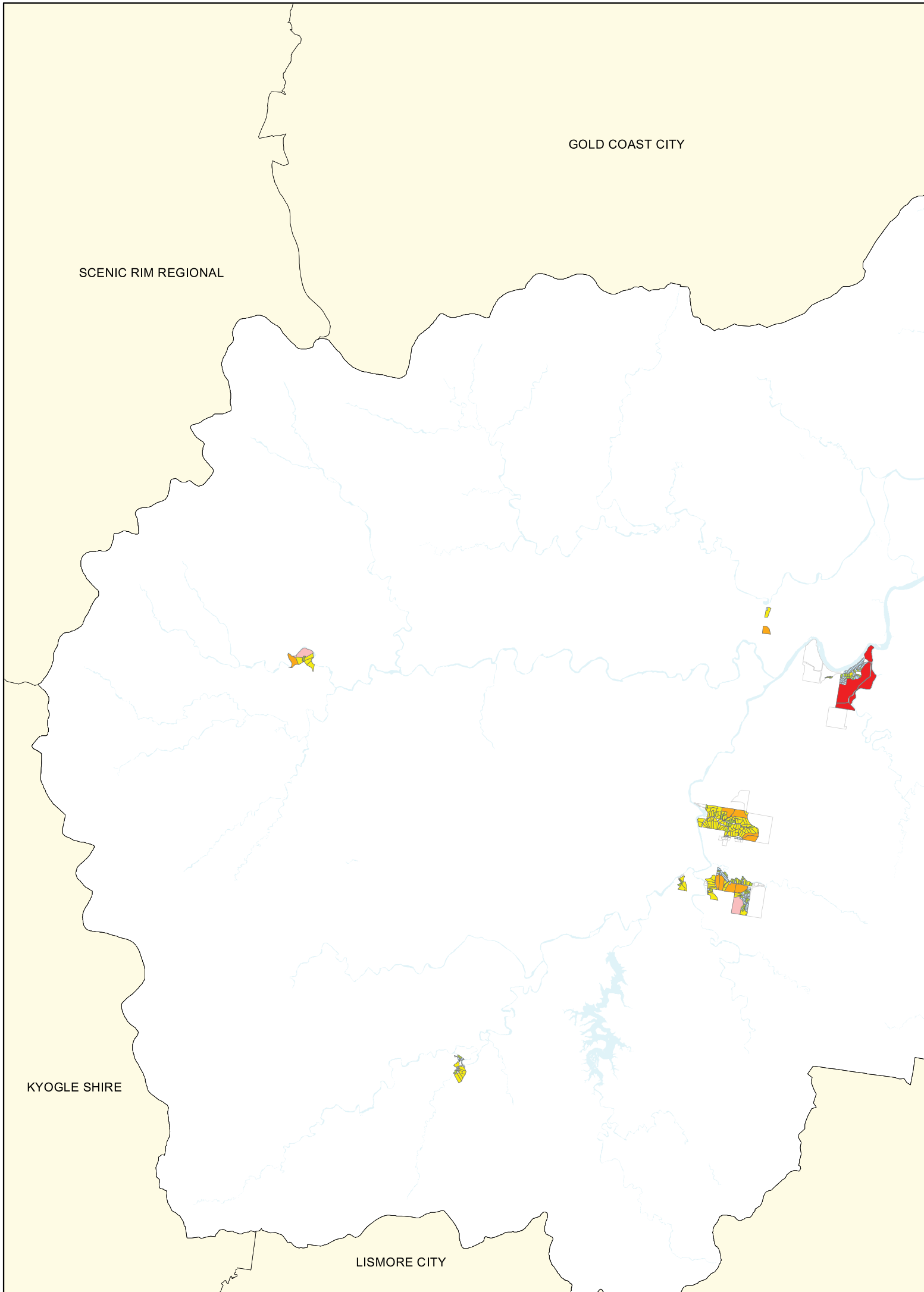
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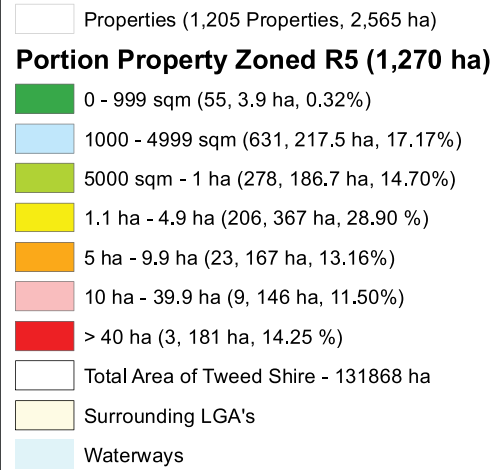
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Map 17

Property Statistics R5 - Large Lot Residential LEP 2014

Number of Properties, Area of property zoned, % of zoned area



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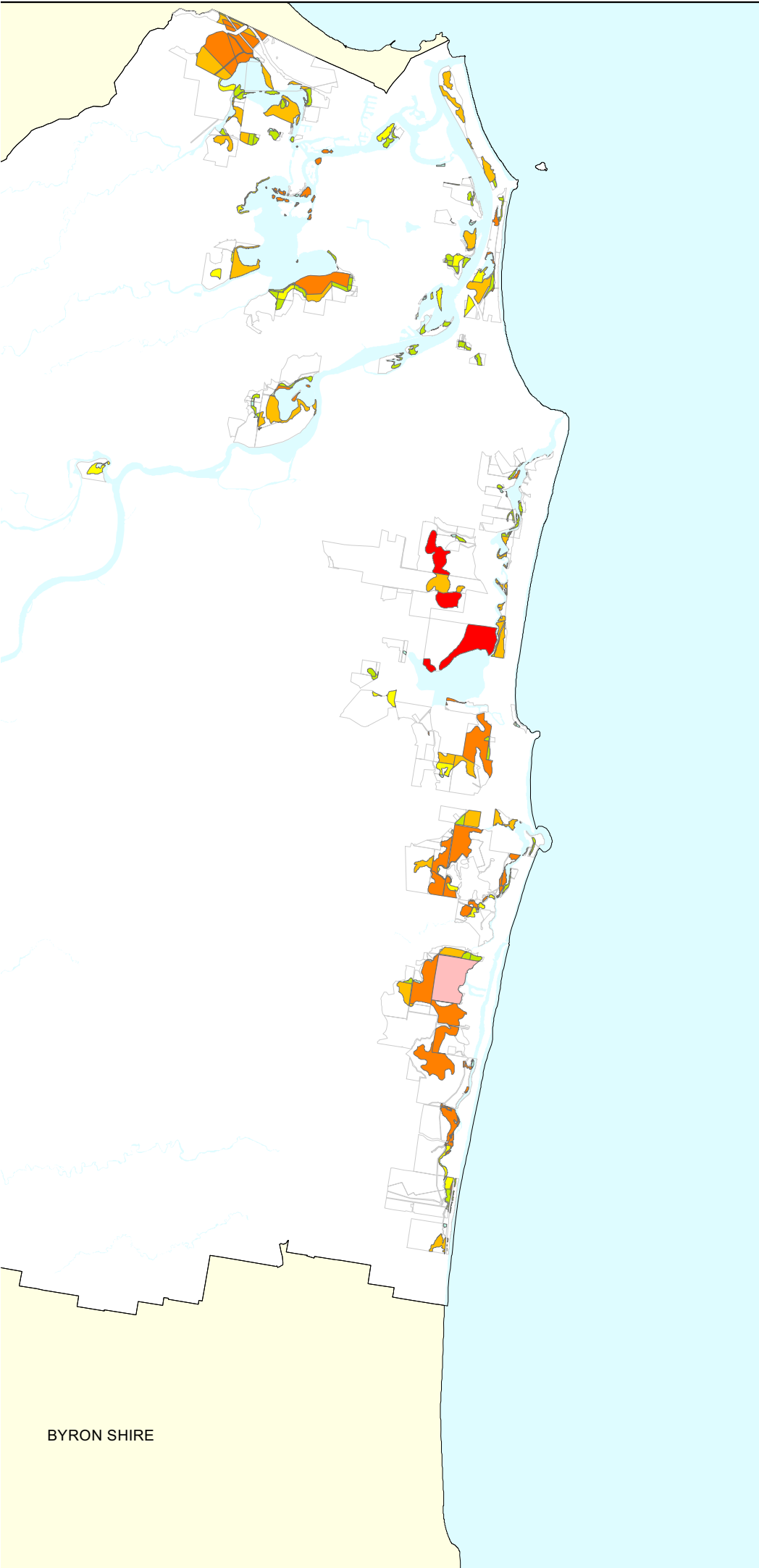


Rural Land Strategy

Map 18

Property Statistics 7(a) Environmental Protection Wetlands and Littorial Rainforest (LEP 2000)

Number of Properties, Area of property zoned, % of zoned area



	Properties (193 Properties, 5,201 ha)
Portion Properties Zoned 7(a) (1,570 ha)	
	0 - 999 sqm (21, 0.5 ha, 0.03%)
	1000 - 4999 sqm (41, 10.9, 0.69%)
	5000sqm - 1ha (19, 13.2ha, 0.84%)
	1.1 ha - 4.9 ha (61, 164.4 ha , 10.46%)
	5 ha - 9.9 ha (16, 115ha, 7.32%)
	10 ha - 39.9 ha (23, 430.8 ha, 27.44%)
	40 ha - 75.9 ha (10, 585.9 ha, 37.32%)
	76 ha - 115.9 ha (1, 105.3 ha, 6.71%)
	> 116 ha (1, 144.4 ha, 9.19%)
	Total Area of Tweed Shire - 131868 ha
	Surrounding LGA's
	Waterways

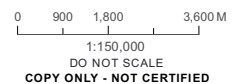
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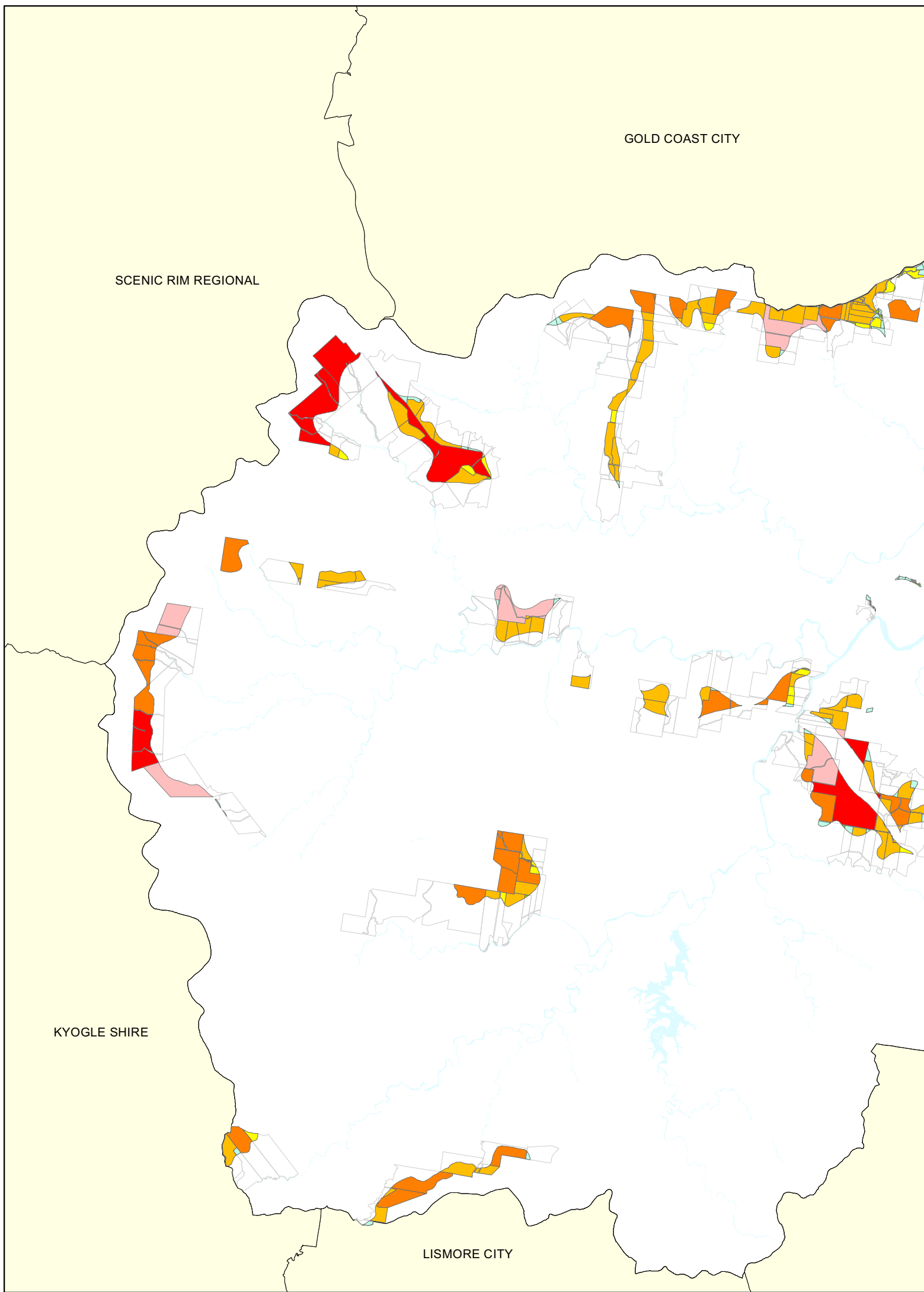
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









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Map 19

Property Statistics 7(d) Environmental Protection Scenic/Escarpment LEP 2000

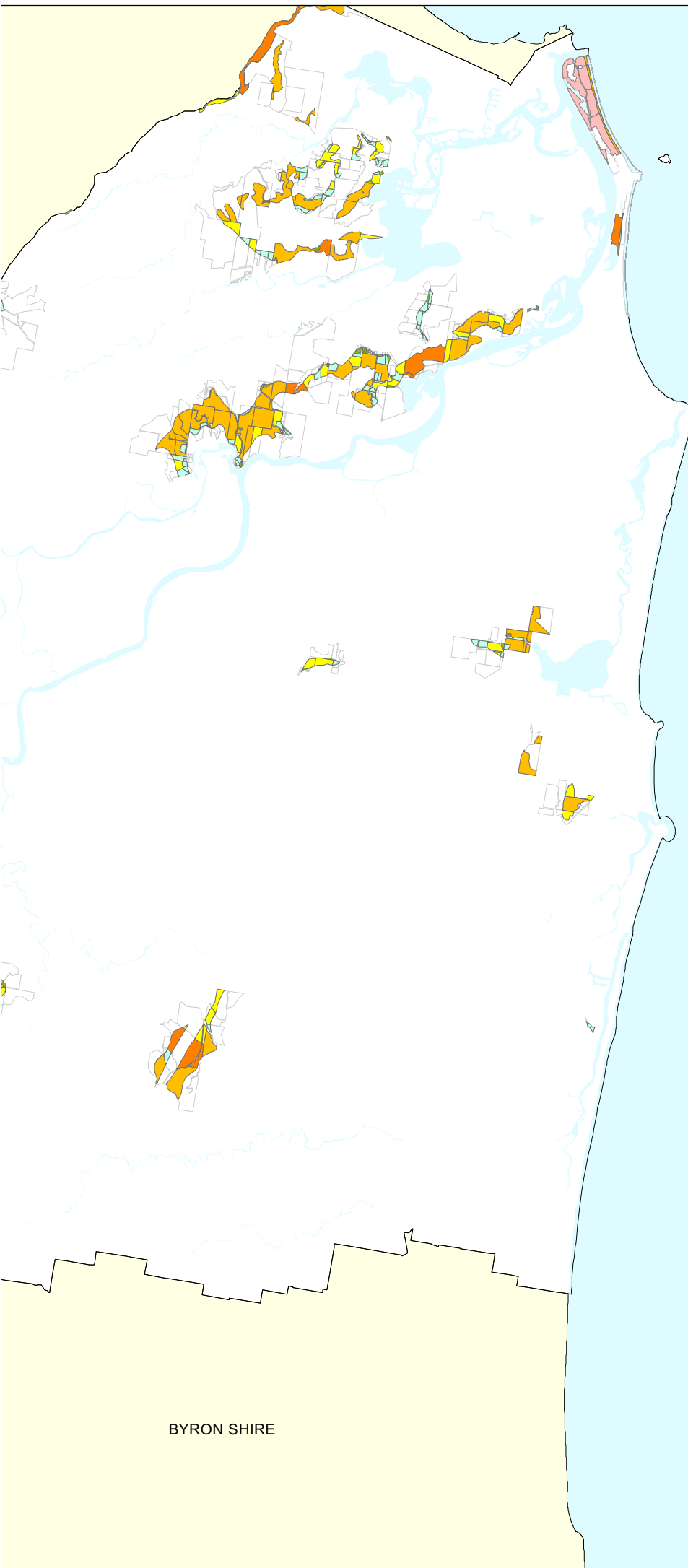
Number of properties, Area of property zoned, % of zoned area

Portion Property Zoned 7(d) (5,581 ha)

	0- 999 sqm (36, 1.3 ha, 0.02%)
	1000 - 4999 sqm (70, 16.5 ha, 0.29%)
	5000 sqm - 1ha (39, 28.8 ha, 0.52%)
	1.1a - 4.9 ha (103, 275.9 ha, 4.94%)
	5 ha - 9.9 ha (49, 347.6 ha, 6.23%)
	10 ha - 39.9 ha (105, 2,116 ha, 37.91%)
	40 ha - 75.9 ha (26, 1,326 ha, 23.76%)
	76 ha - 115.9 ha (6, 609 ha, 10.91%)
	> 116 ha (5, 858 ha, 15.37%)
	Properties (439 Properties, 14,530 ha)
	Total Area of Tweed Shire - 131868 ha
	Surrounding LGA's
	Waterways

NOTE:

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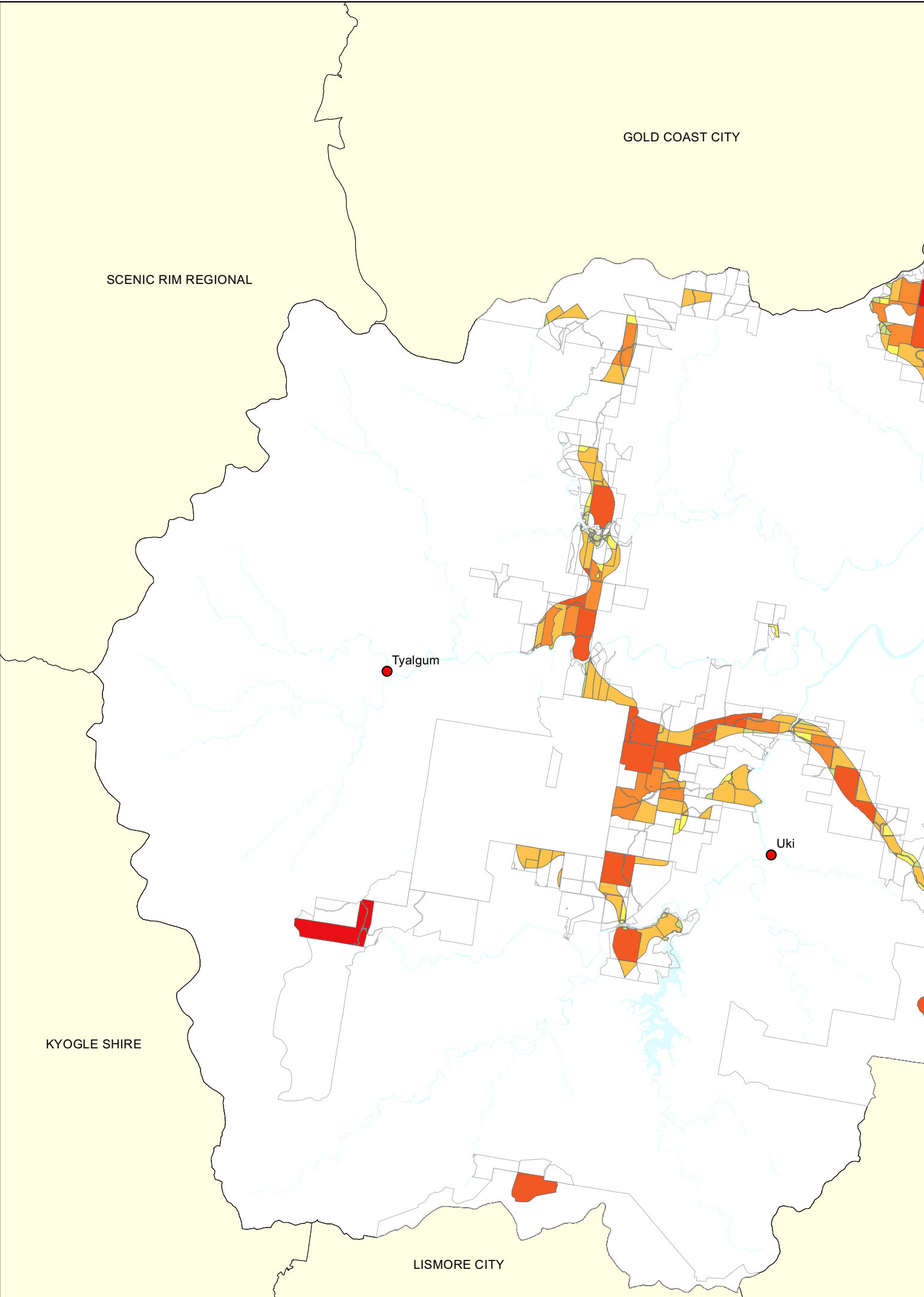
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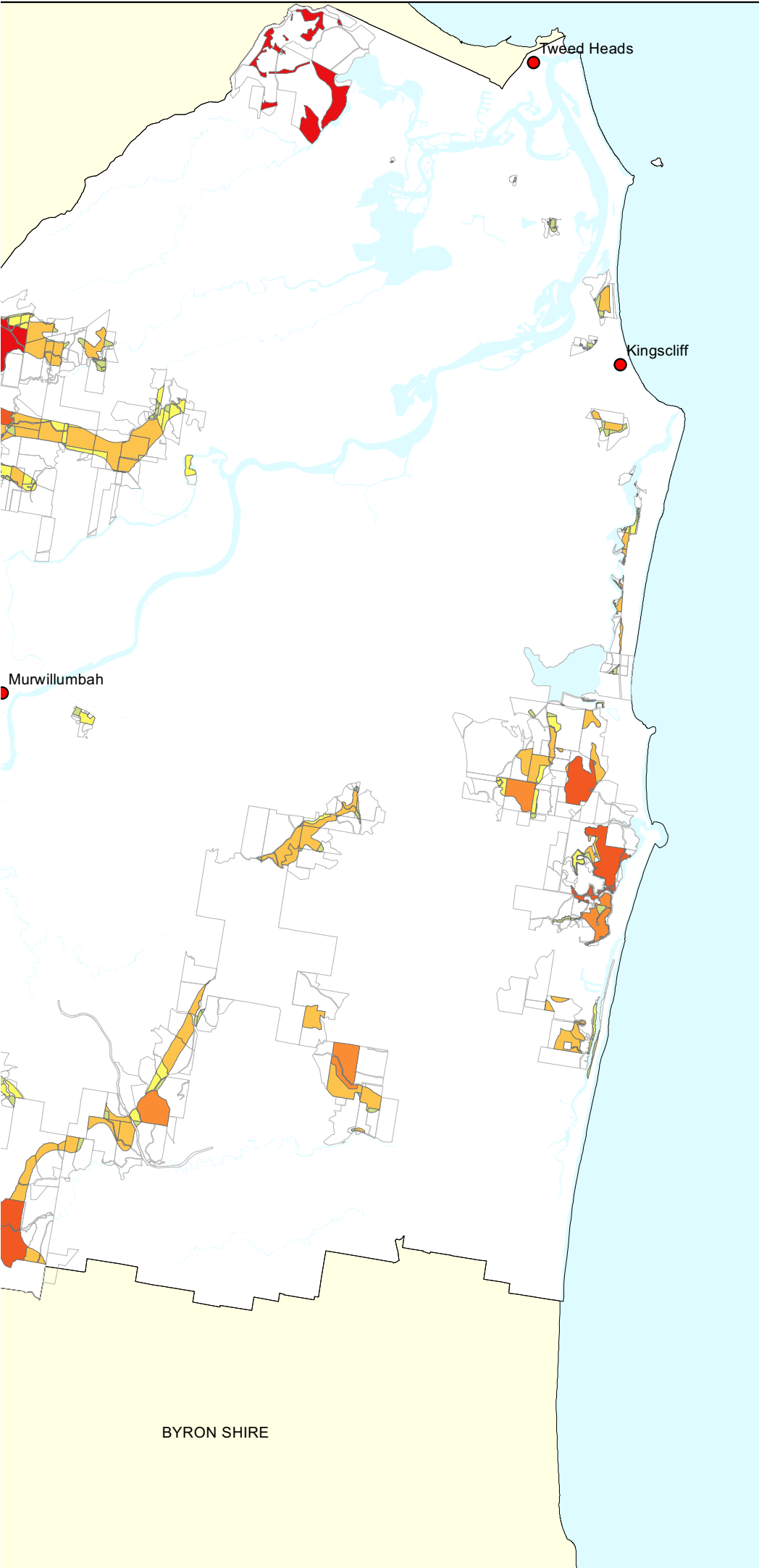
KYOGLE SHIRE

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Map 20

Property Statistics 7 (I) - Environmental Protection (Habitat) LEP 2000



Portion Properties Zoned 7 (I) (5,517 ha)

	0 - 999 sqm (45, 1.15 ha)
	1000 - 4999 sqm (43, 10.77ha)
	5000 sqm - 1 ha (24, 15.84 ha)
	1.1 ha - 4.9 ha (85, 236.87 ha))
	5 ha - 9.9 ha (47, 344.67 ha)
	10 ha - 39.9 ha (95, 2,231.16 ha)
	40 ha - 75.9 ha (17, 844.39 ha)
	76 ha - 115 ha (15, 1,380.12 ha)
	> 116 ha (3, 452.35 ha)
	Properties (643 Properties, 26,241 ha)
	Waterways

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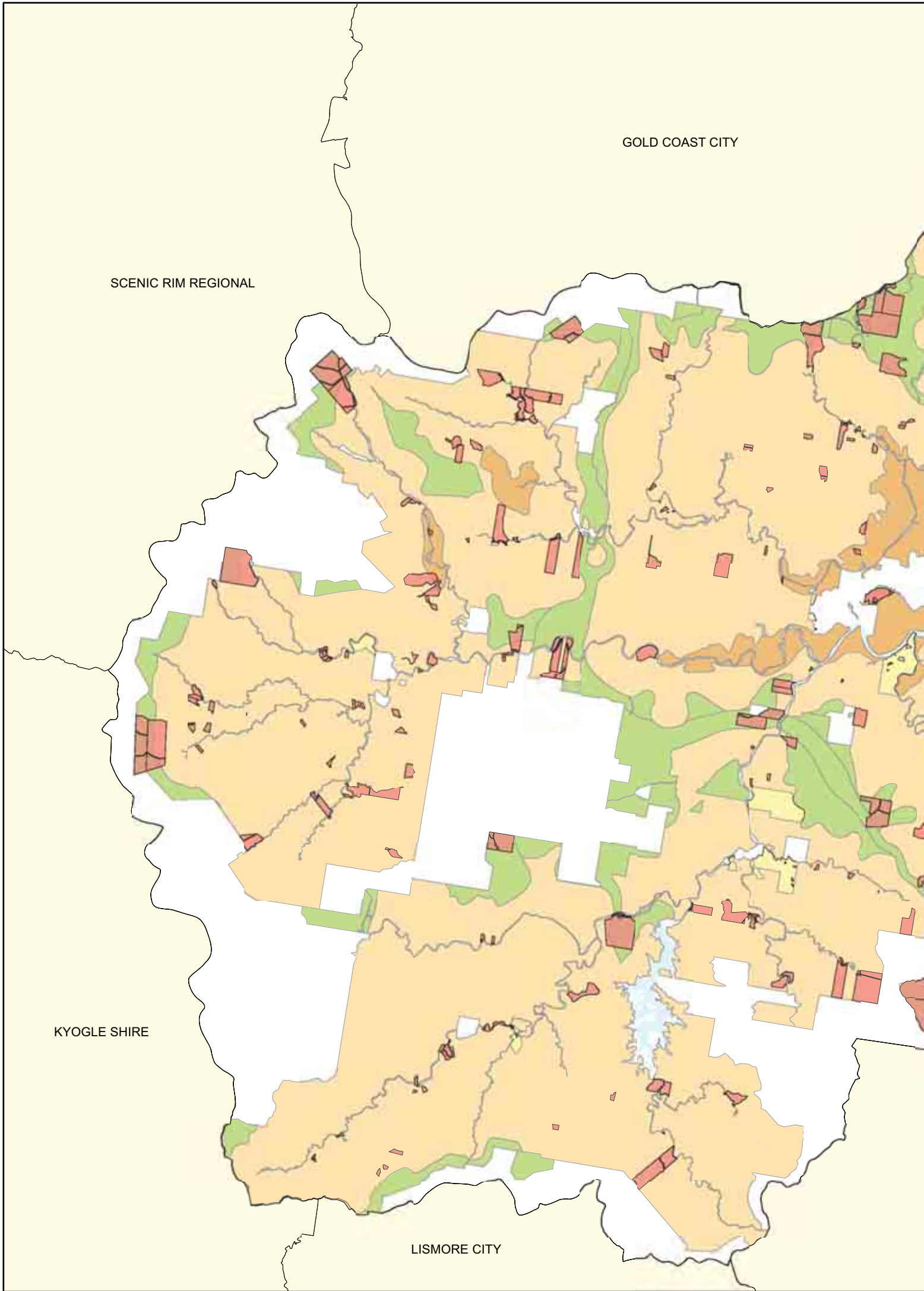
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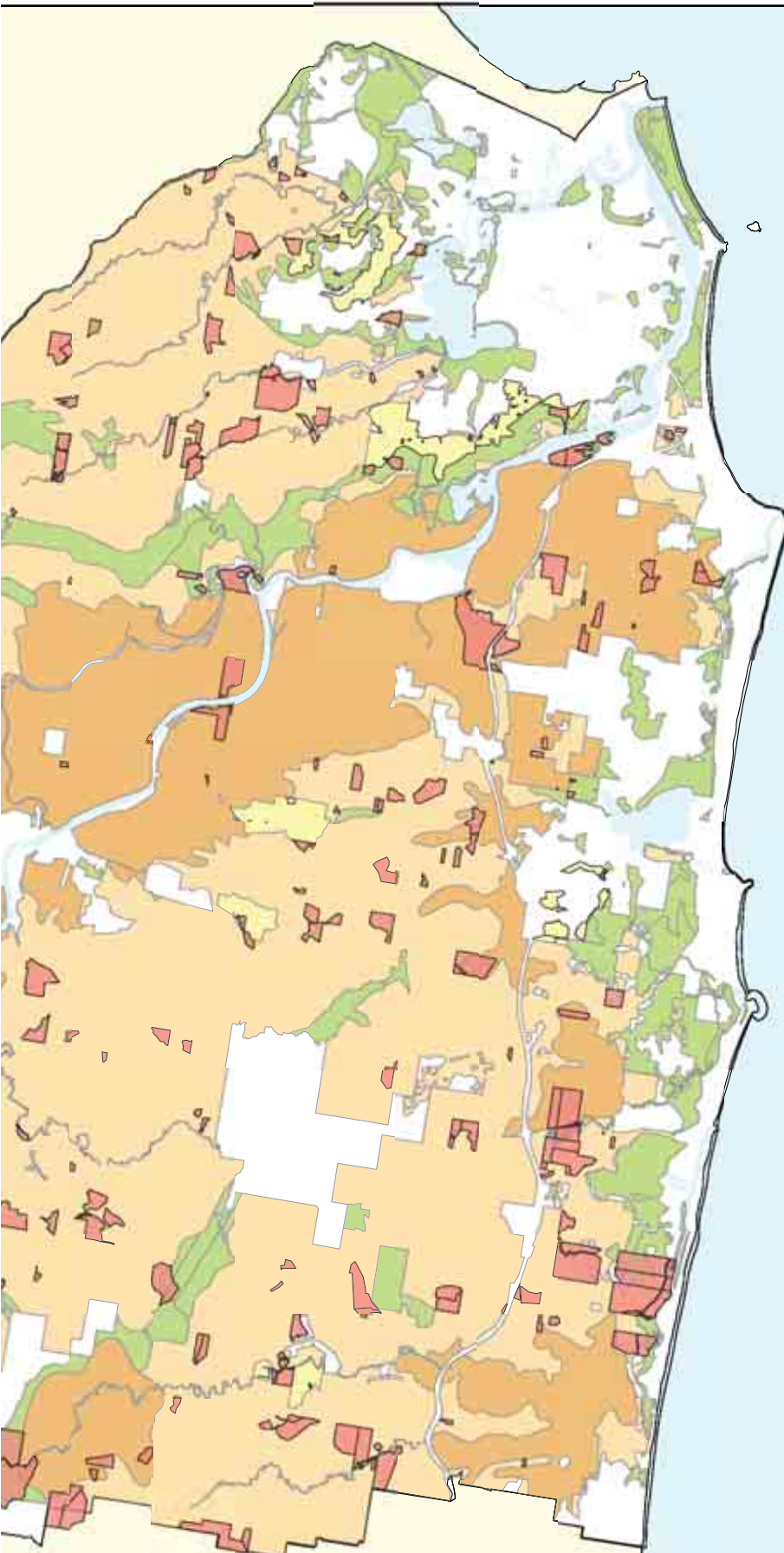
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Map 21

Dwelling Opportunity SAMPLE MAP ONLY



- Dwelling Opportunity (335 Allotments)
- Large Lot Residential - R5
- Primary Production - RU1
- Rural Landscape - RU2
- Environmental Zones (7(a),7(d),7(l))
- Surrounding LGA's
- Waterways

NOTE:

This map is a sample only of what a Dwelling Opportunity map might look like.

Dwelling Opportunities data from
Council Property and Rating System
November 2014

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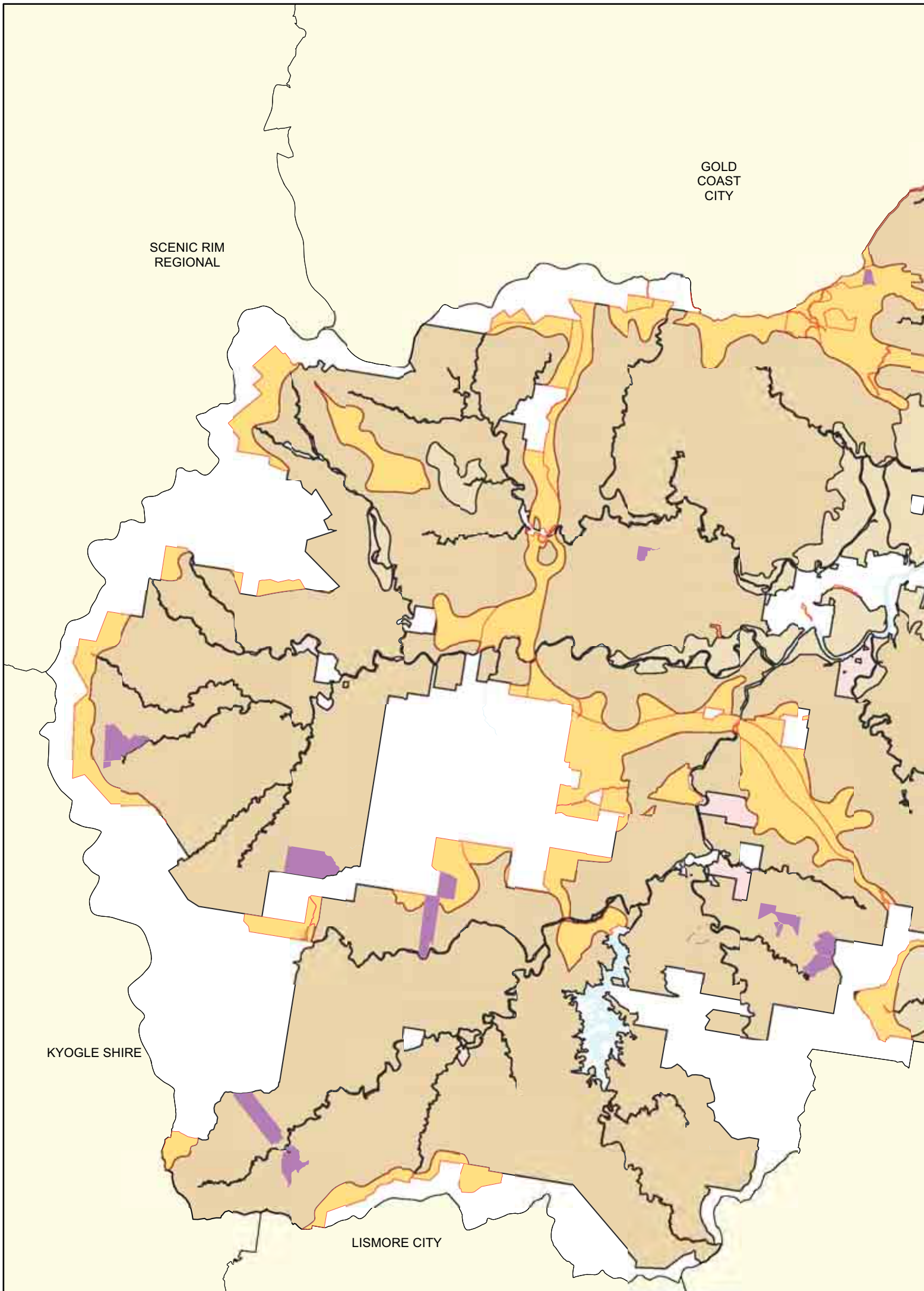
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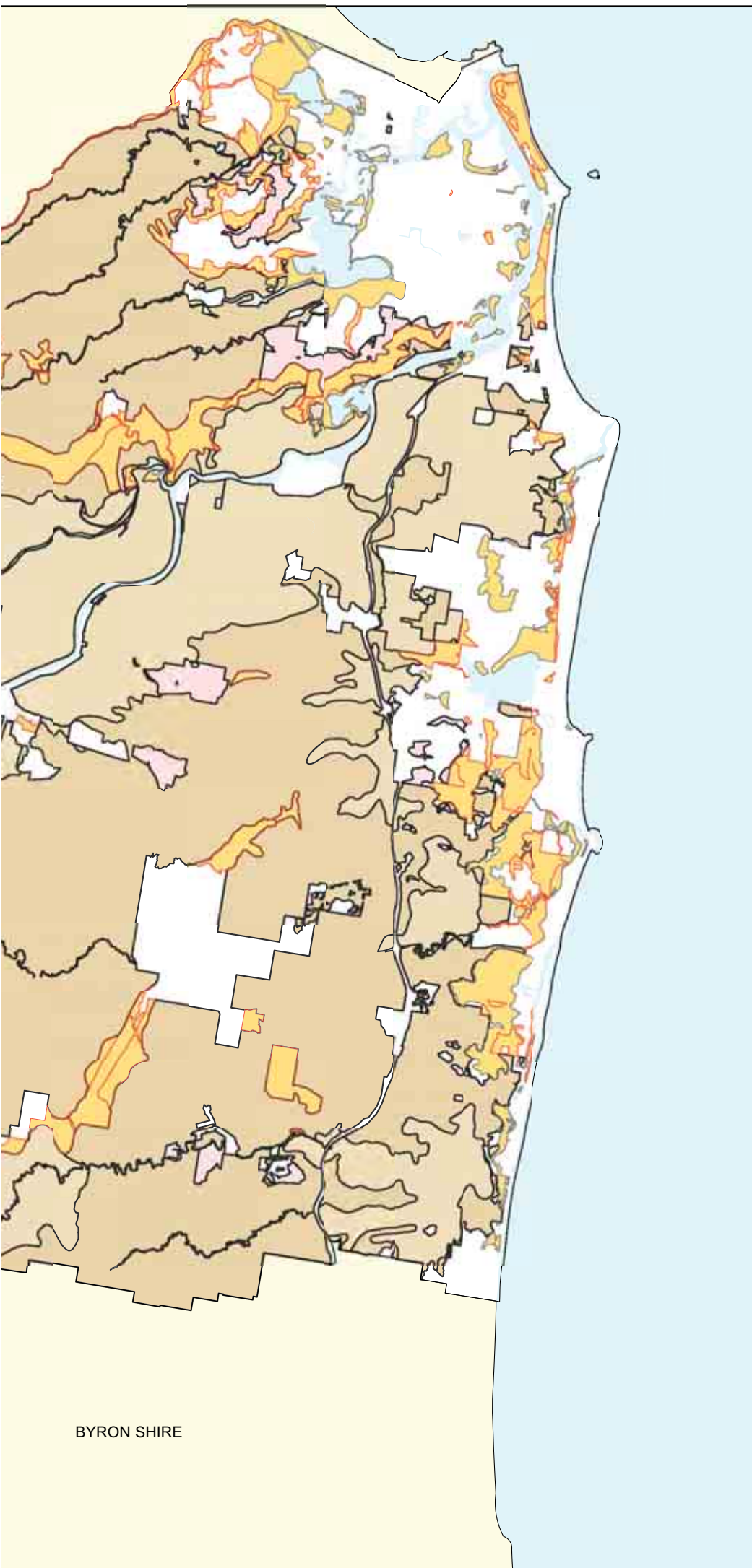
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- Multiple Occupancy (13 Land Parcels)
- Environmental Zones - LEP 2000**
 - 7(a) Environmental Protection (Wetlands & Littoral Rainforest)
 - 7(d) Environmental Protection (Scenic/Escarpment)
 - 7(l) Environmental Protection (Habitat)
- Rural Zones - LEP 2014**
 - R5 Large Lot Residential
 - RU1 Primary Production
 - RU2 Rural Landscape
- Total Area of Tweed Shire - 131868 ha
- Surrounding LGA's
- Waterways

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13 MO Land Parcels containing
a minimum of 107 dwellings

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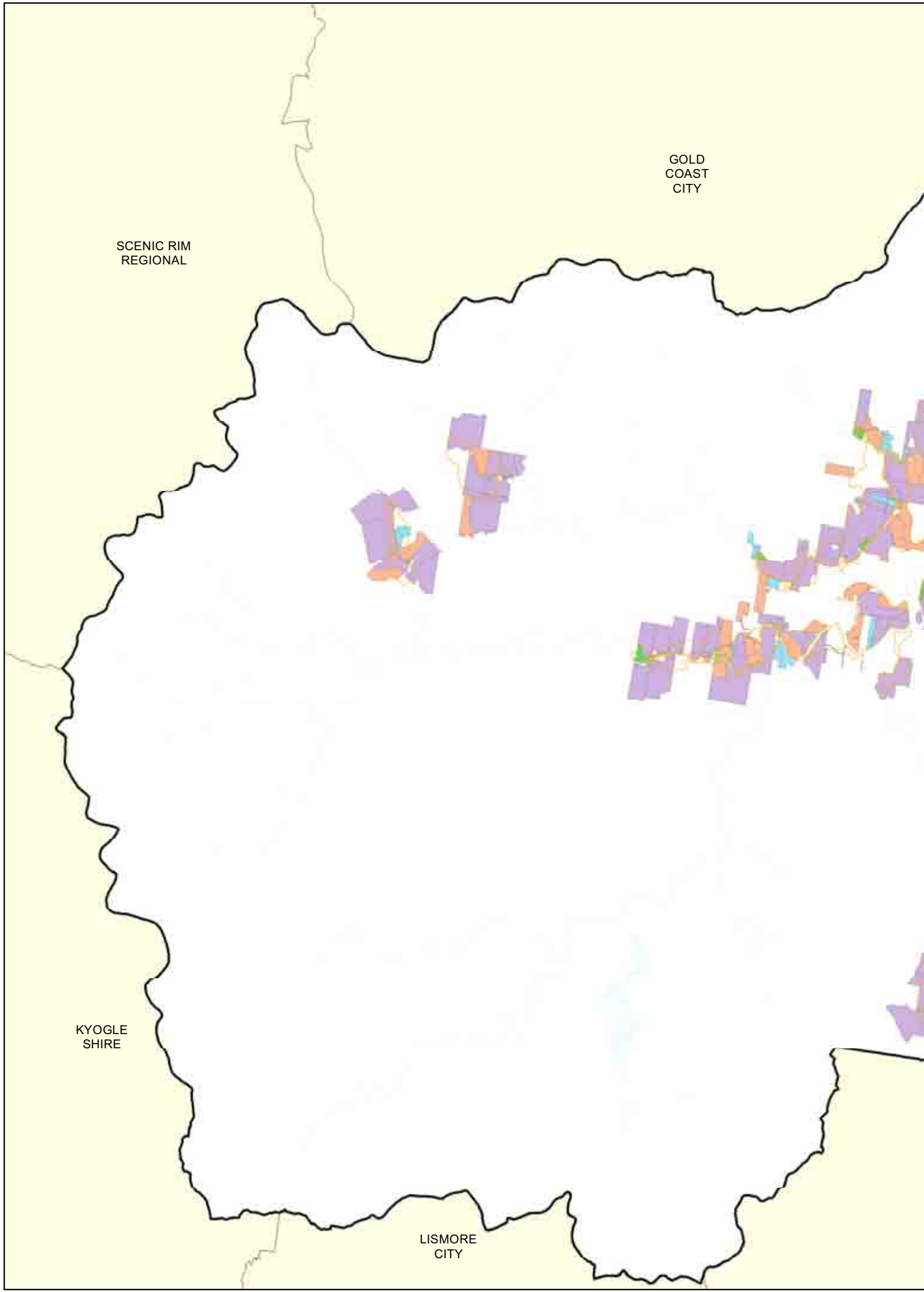
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Rural Land Strategy

Map 23


10Ha and 40 Ha MLS
Combined
Farmland Rated Properties
RU1 - Primary Production
LEP 2014





 RU1 Primary Production


Farmland Rated (393 Properties)


 < 1 ha (7 Properties, 1.8%)

 1.1 ha - 5 ha (26 Properties, 6.6%)

 5.1 ha - 10 ha (29 Properties, 7.4%)

 10.1 ha - 20 ha (80 Properties, 20.35%)

 20.1 ha - 40 ha (99 Properties, 25.19%)

 > 40 ha (152 Properties 38.7%)

Notes:

Properties shown as Single Lot or Multi Lot are either partly or totally zoned RU1

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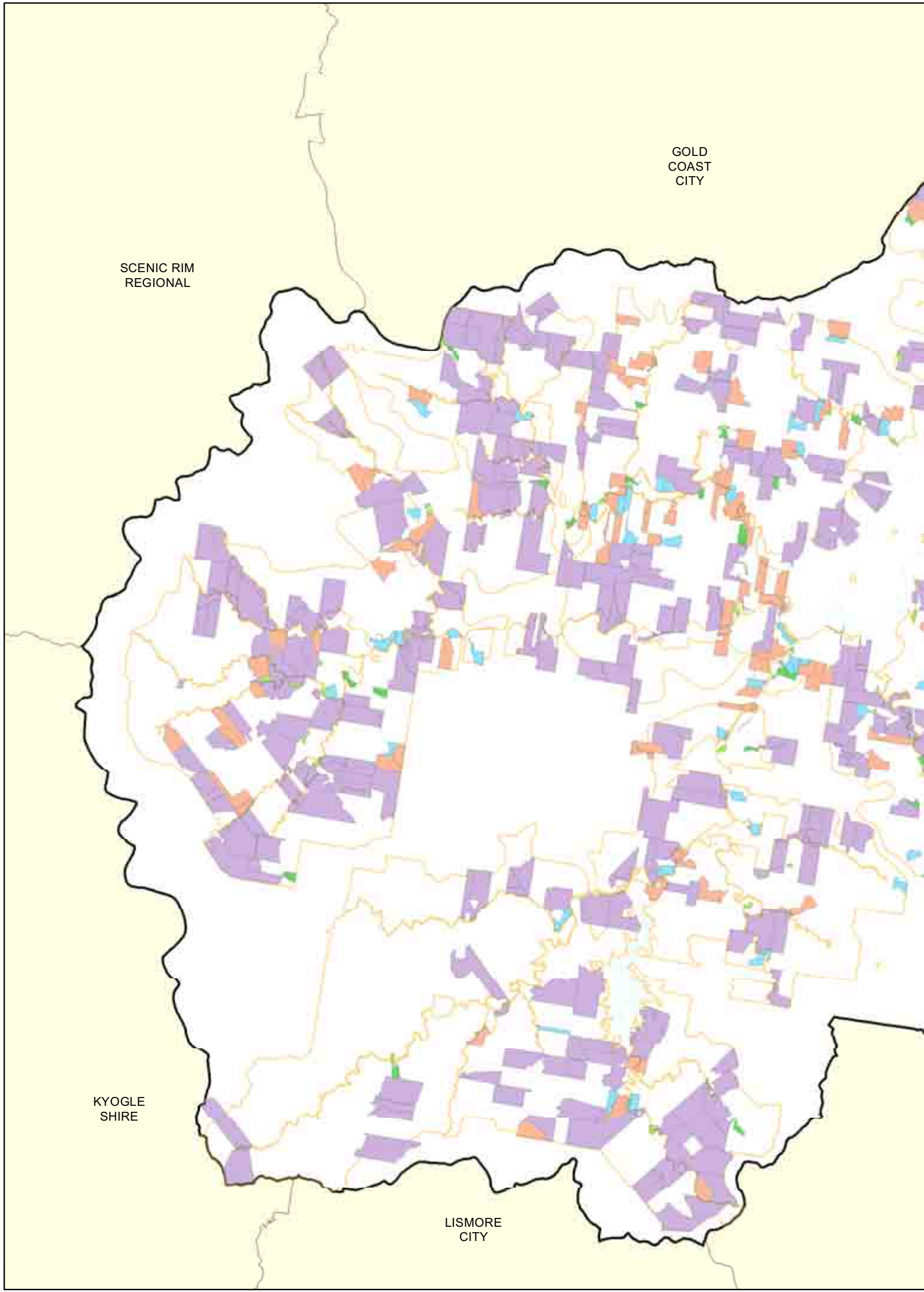
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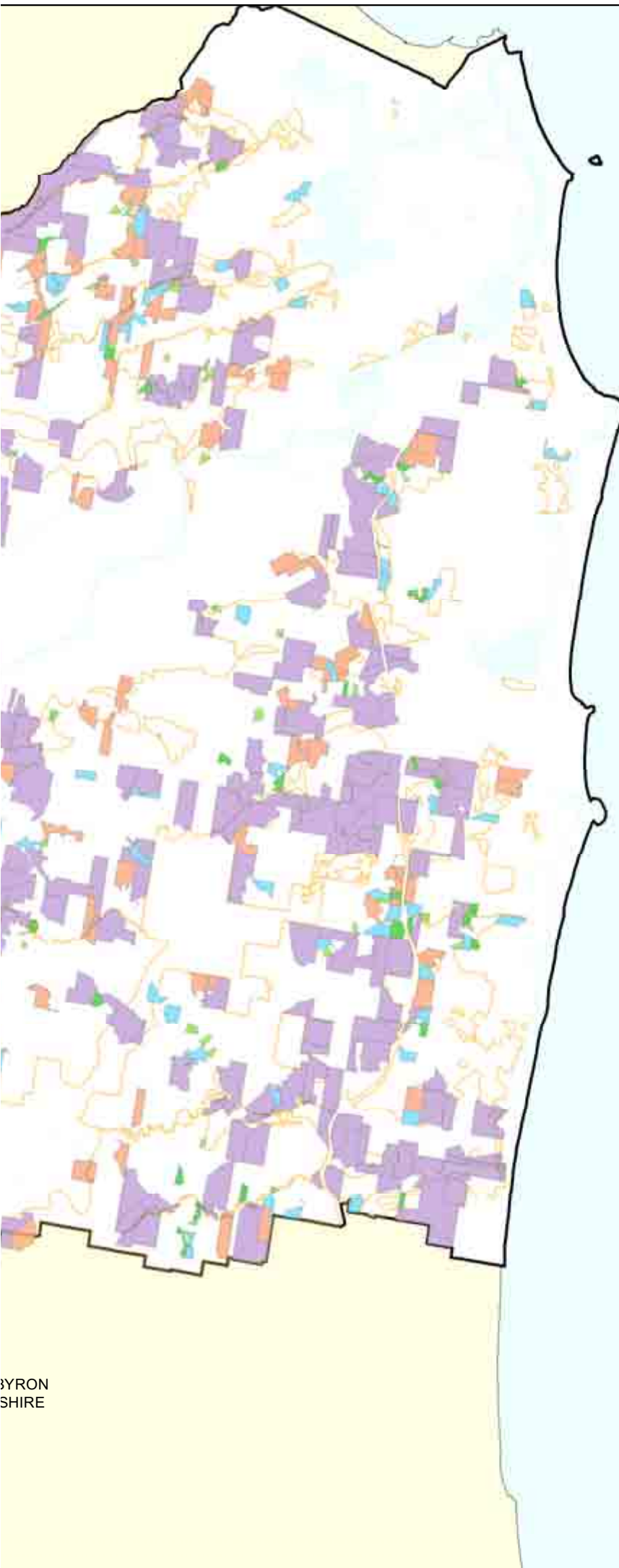
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Rural Land Strategy

Map 24

Farmland Rated Properties RU2 - Rural Landscape LEP 2014



RU 2 Rural Landscape

Farmland Rated (643 Properties)

- < 1 ha (8 Properties, 1%)
- 1.1 ha - 5 ha (75 Properties, 9.5%)
- 5.1 ha - 10 ha (56 Properties, 7.1%)
- 10.1 - 20 ha (90 Properties, 13.99%)
- 20.1 ha - 40 ha (125 Properties, 19.44%)
- > 40 ha (289 Properties, 45%)

Notes:

Properties shown as Single Lot or Multi Lot are either partly or totally zoned RU2

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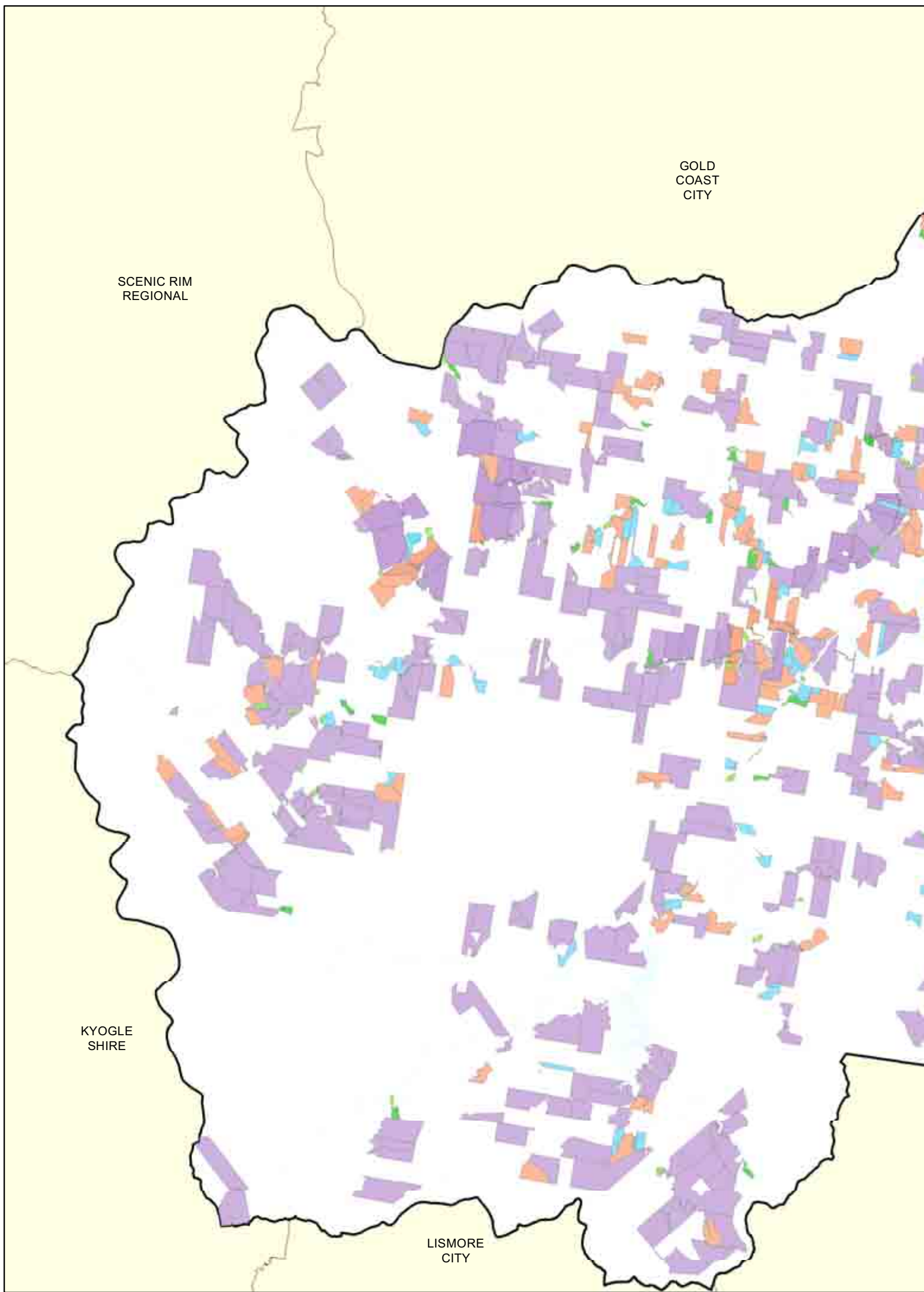
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Rural Land Strategy

Map 25

Farmland Rated Properties RU1 - Primary Production and RU2 - Rural Landscape LEP 2014

Farmland Rated RU1 and RU2 Properties

	< 1 ha (15 Properties, 1.5%)
	1.1 ha - 5 ha (101 Properties, 9.7%)
	5.1 ha - 10 ha (85 Properties, 8.29%)
	10.1 - 20 ha (170 Properties, 16.41%)
	20.1 ha - 40 ha (224 Properties, 21.62%)
	> 40 ha (441 Properties, 42.69%)

Notes:

Properties shown as Single Lot or Multi Lot are either partly or totally zoned RU1 or RU2

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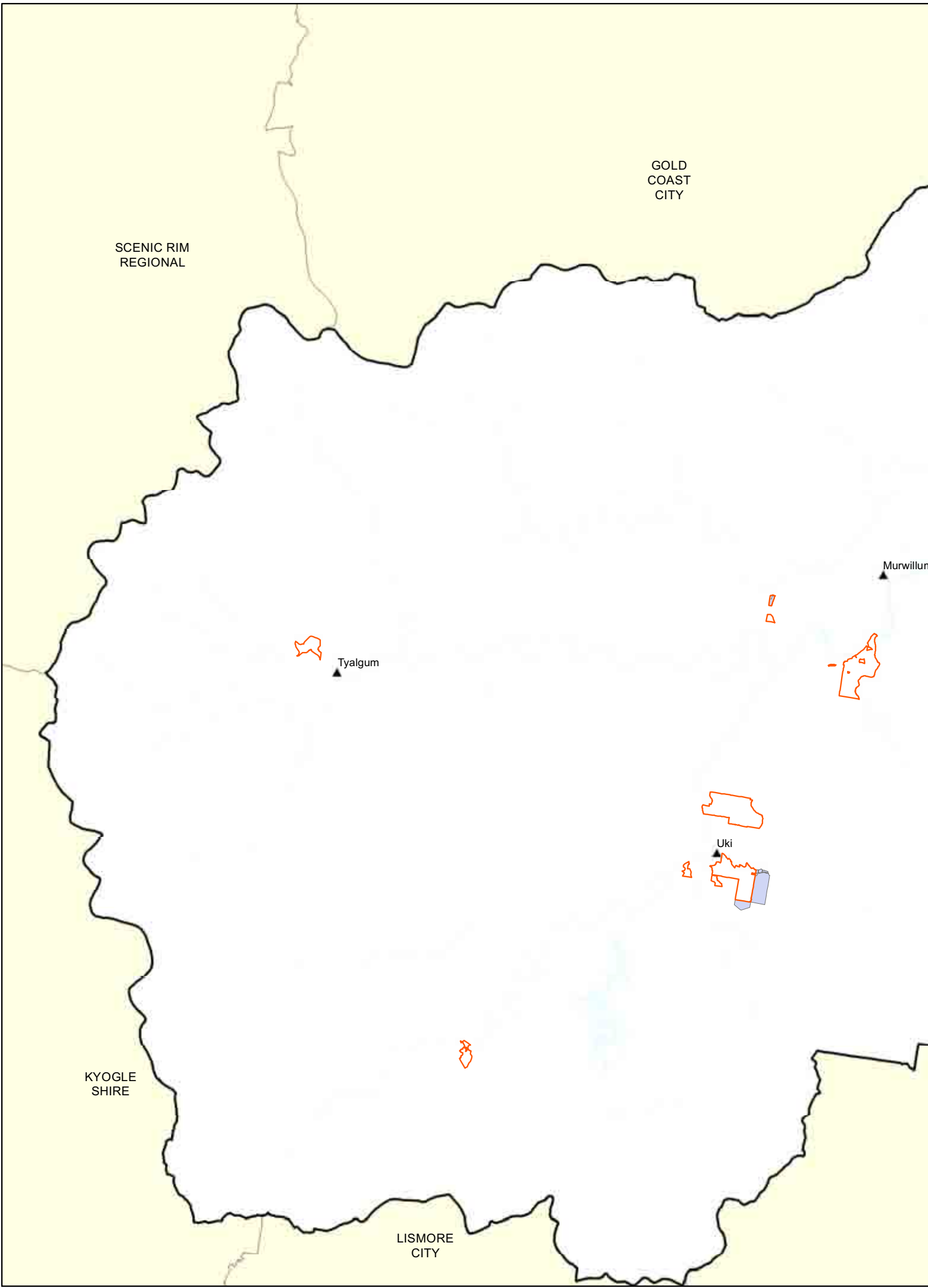
Murwillumbidgee

Tyalgum

Uki

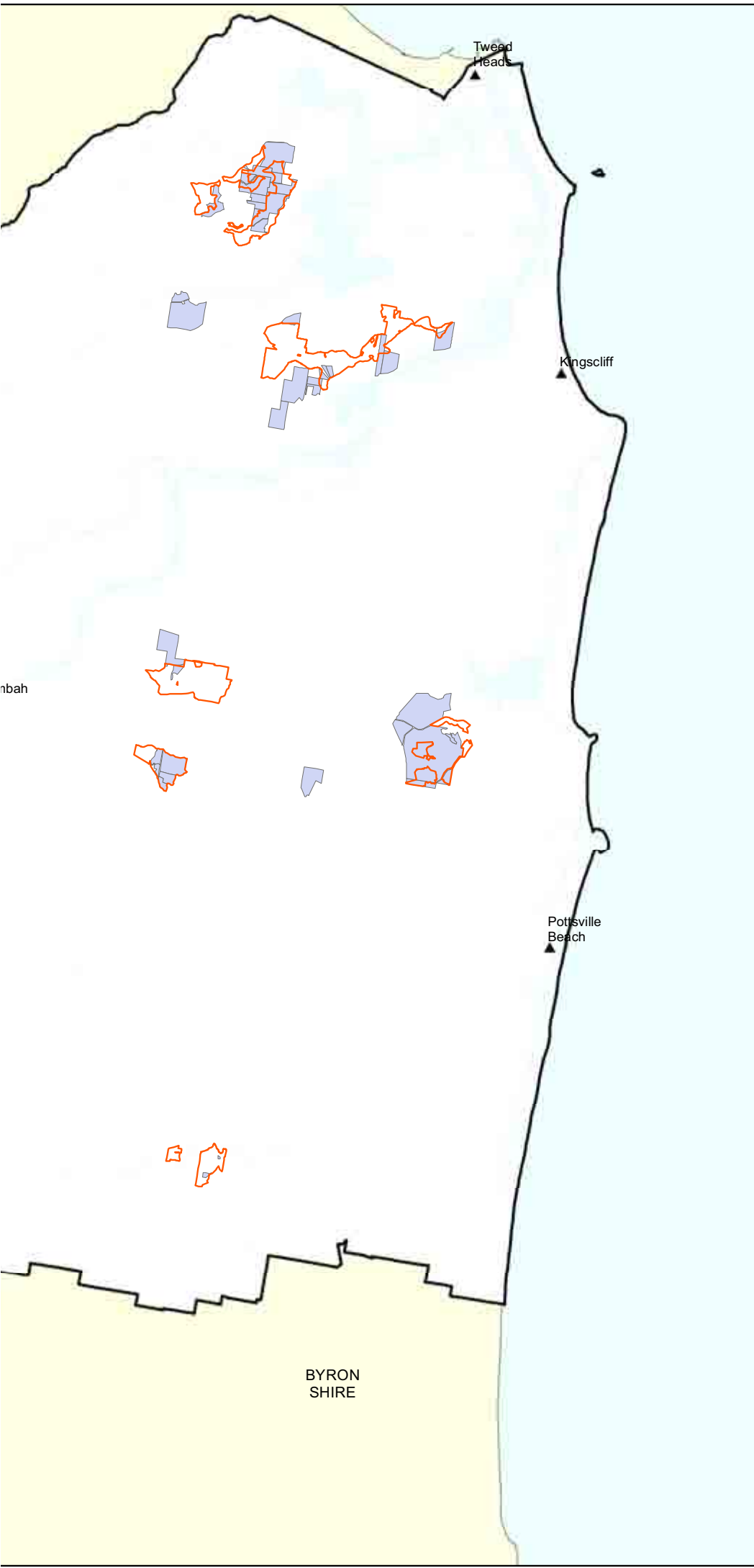
KYOGLE SHIRE

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Map 26

Farmland Rated Properties R5 - Large Lot Residential LEP 2014



- R5 Large Lot Residential
- Farmland Rated (35 Properties)**
- < 1 ha (7 Properties, 20%)
- 1.1 ha - 5 ha (5 Properties, 14.28%)
- > 5 ha (25 Properties, 71.42%)


Notes:
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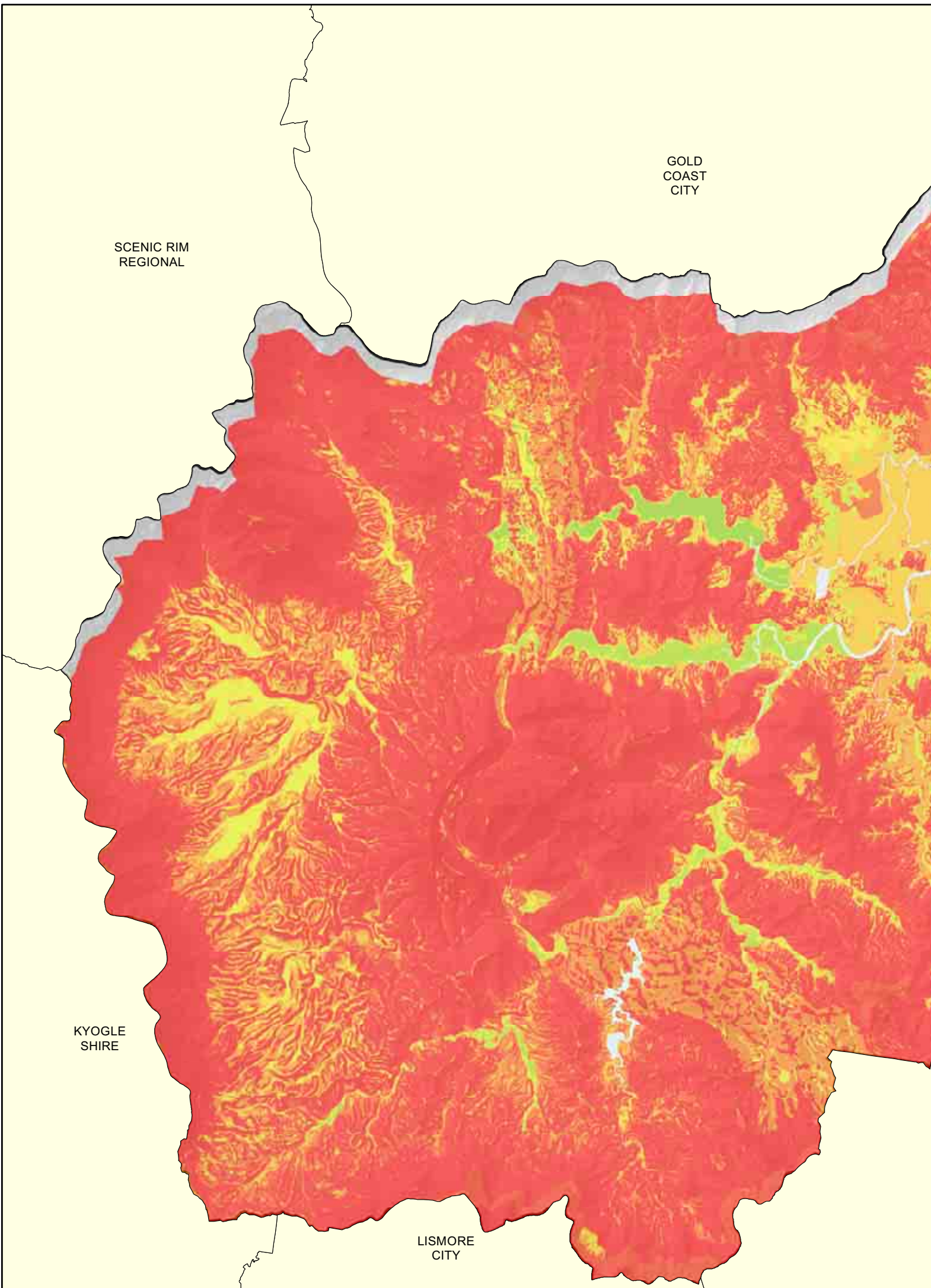
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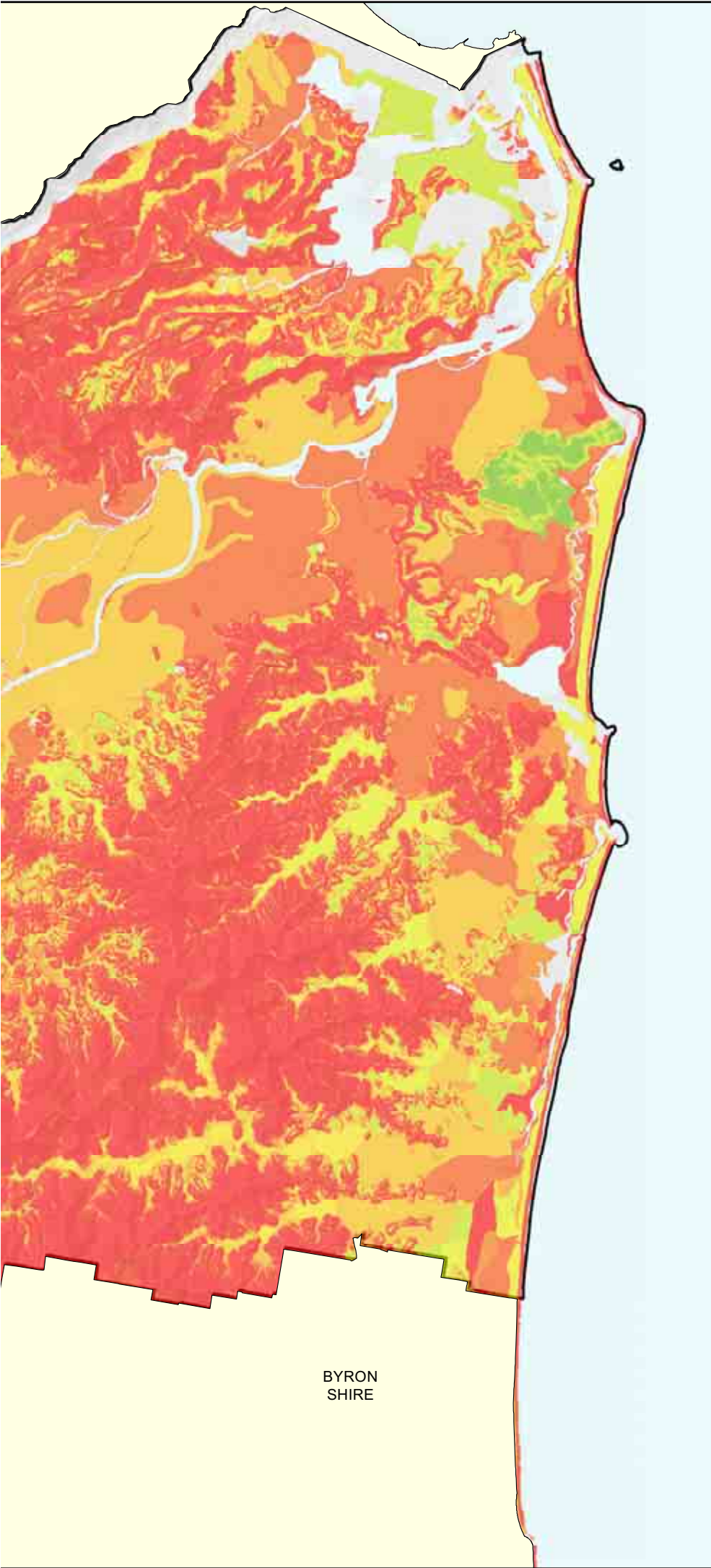
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Map 27

Agriculture Cropping

— Soil Line

Agriculture - Cropping Constraint



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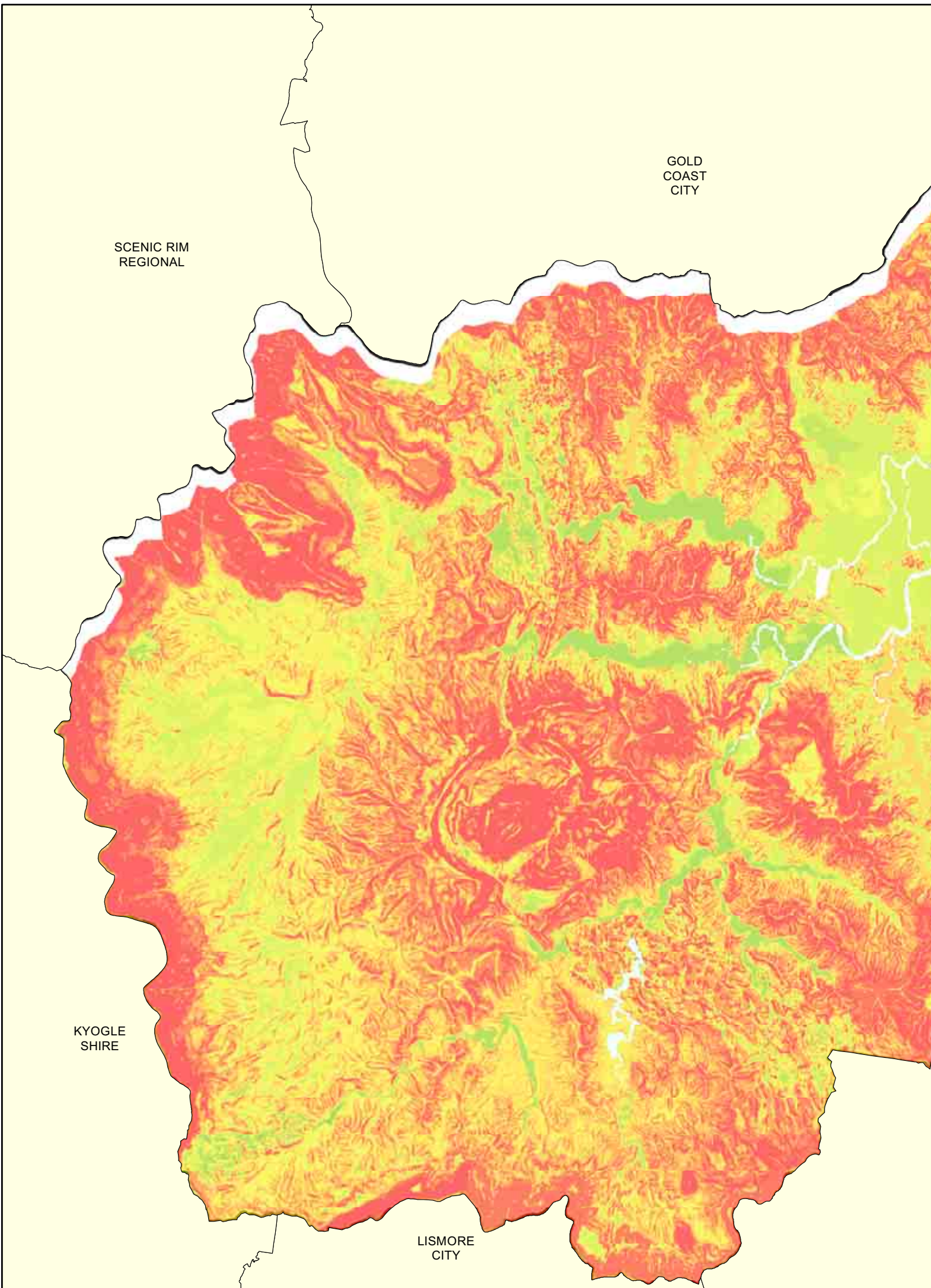
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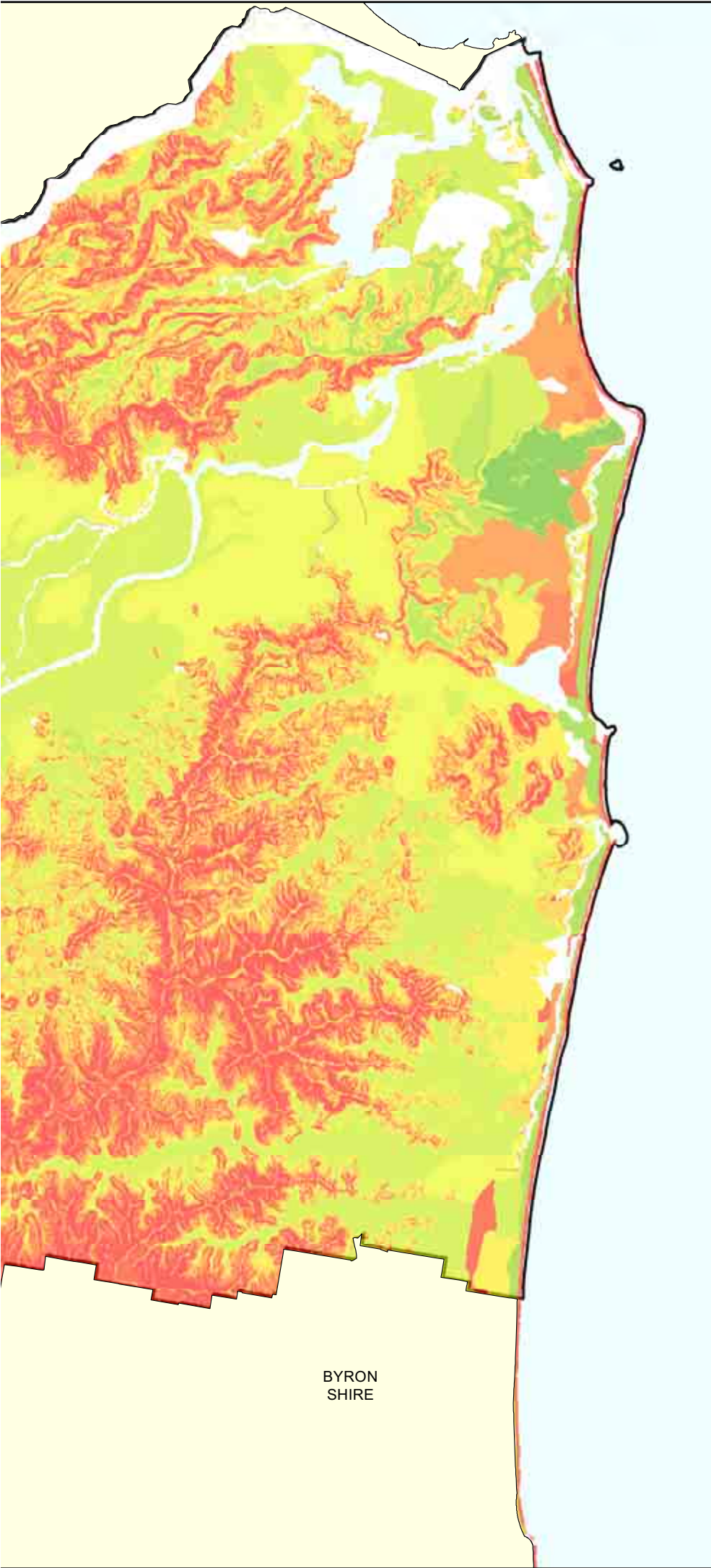
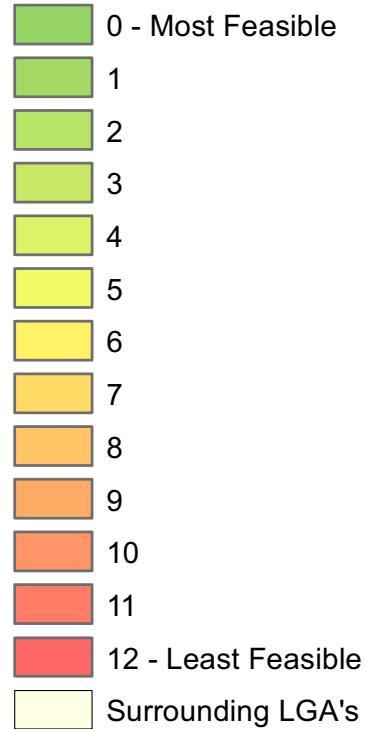
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Map 28

Agriculture Grazing

— Soil Line

Agriculture - Grazing Constraint



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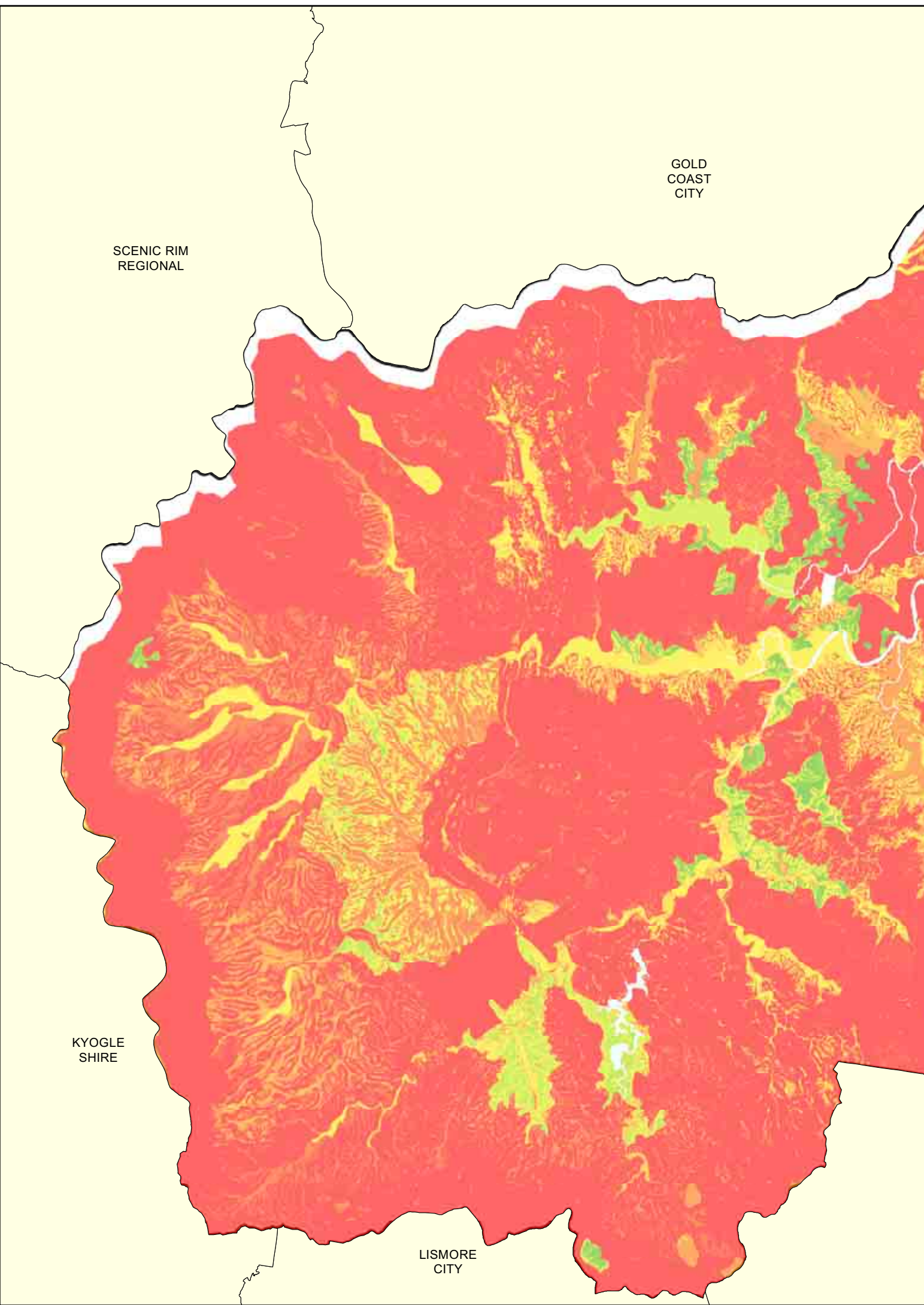
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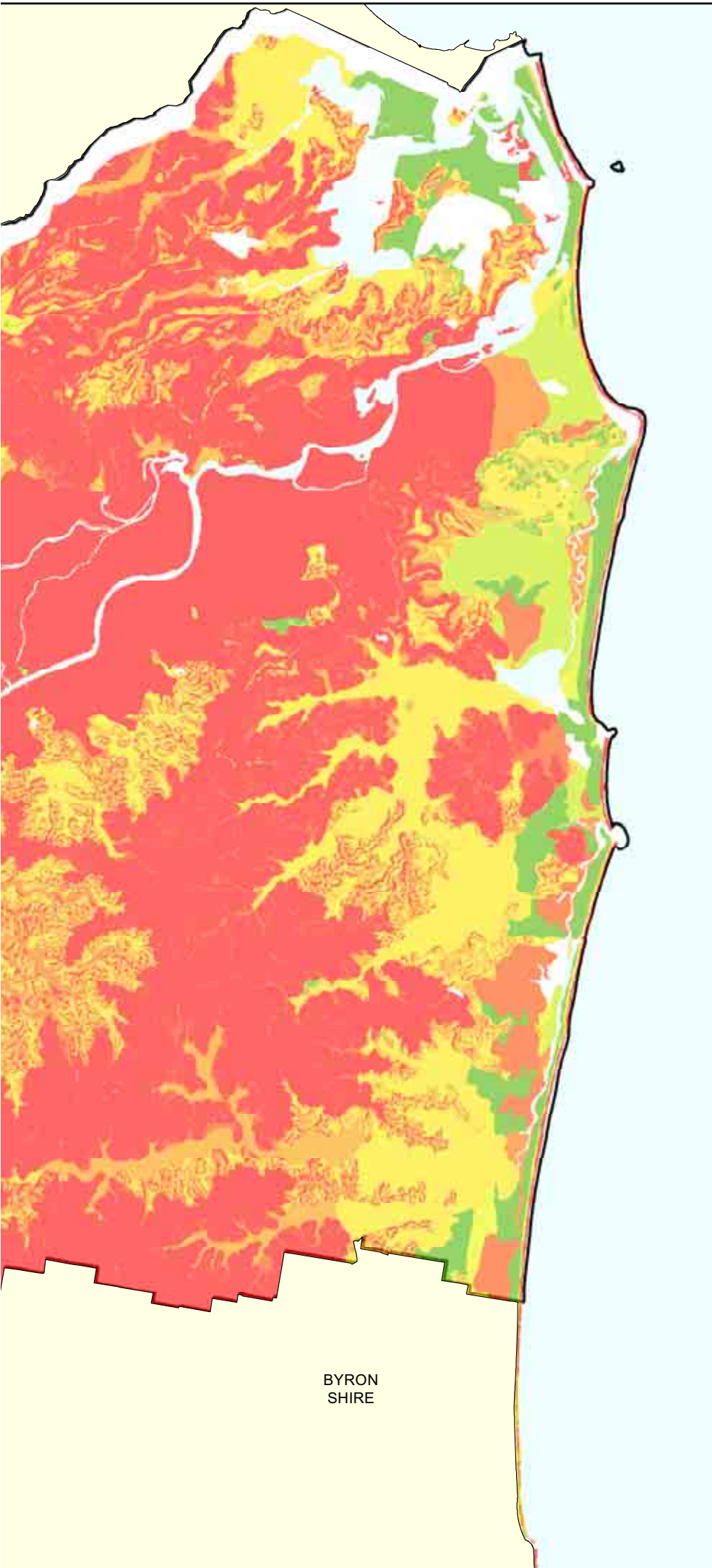
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Map 29

Onsite Domestic Wastewater Disposal - Surface Irrigation



— Soil Line

Onsite Domestic Disposal Constraint

-  0 - Most Feasible
-  1
-  2
-  3
-  4
-  5
-  6
-  7
-  8
-  9
-  10
-  11
-  12 - Least Feasible
-  Surrounding LGA's


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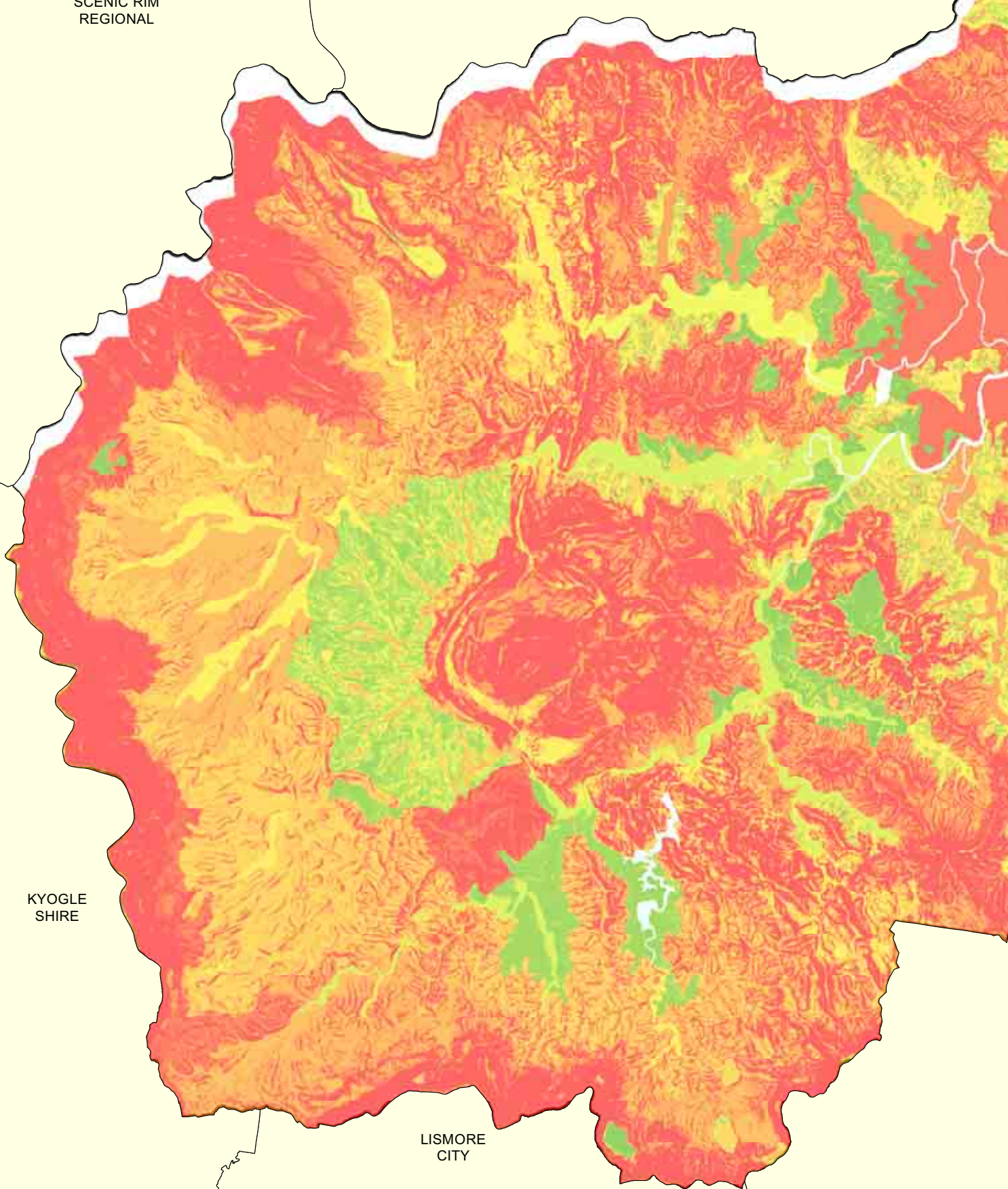
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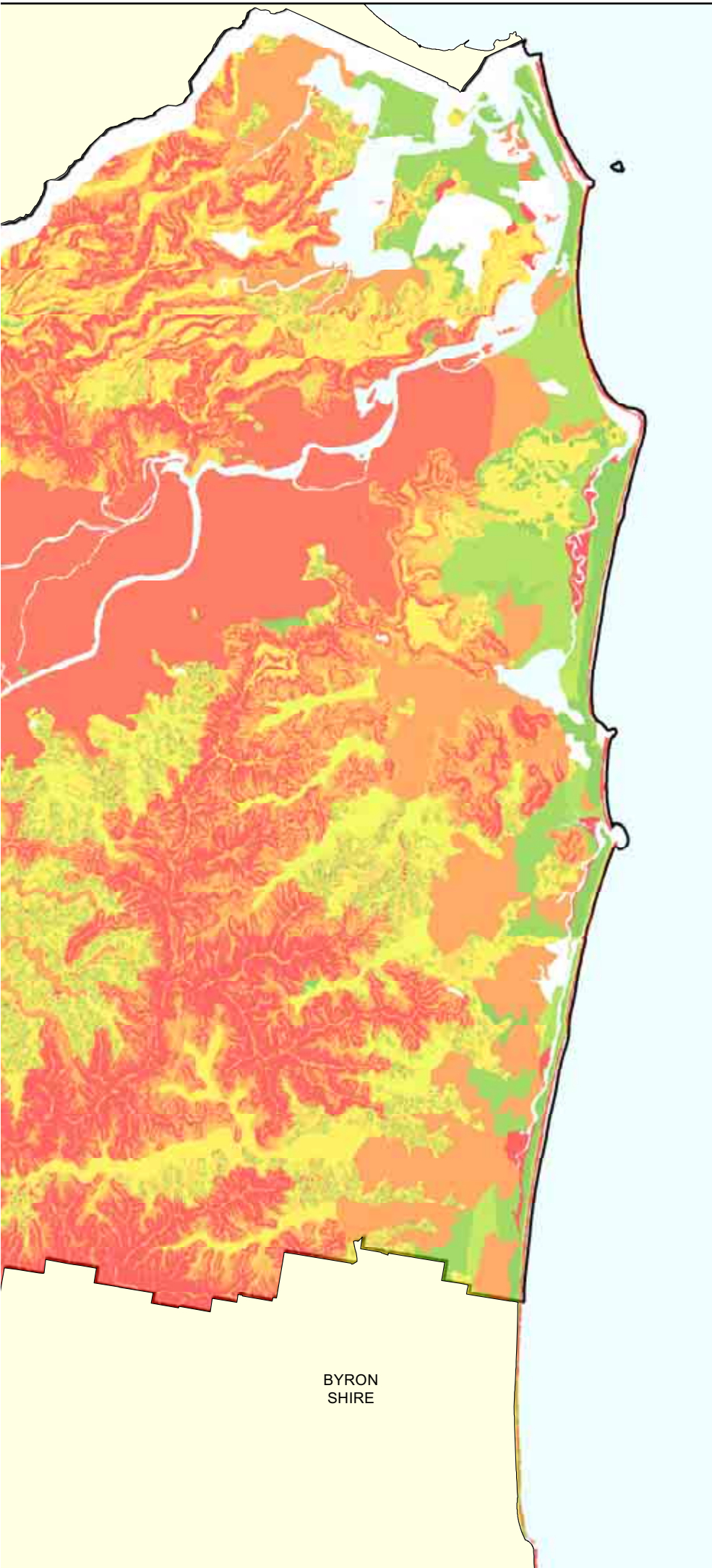
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Map 30

Onsite Domestic Wastewater Disposal - Pump Out System



— Soil Line

Onsite domestic wastewater Constraint

-  0 - Most Feasible
-  1
-  2
-  3
-  4
-  5
-  6
-  7
-  8
-  9
-  10
-  11
-  12 - Least Feasible
-  Surrounding LGA's


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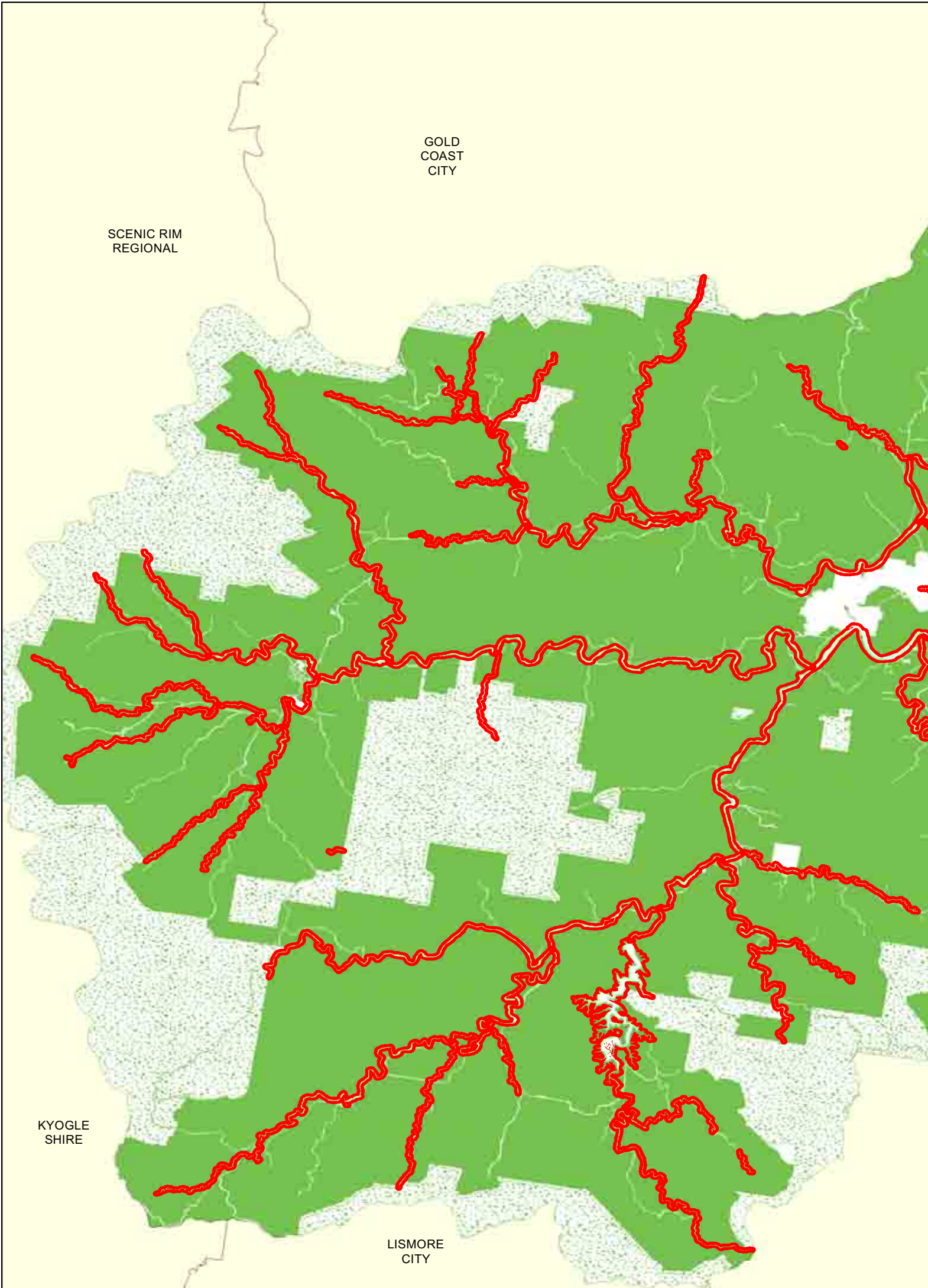
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


Rural Land Strategy

Map 31

100m Waterways Buffer




-  100m Waterways Buffer
-  National Parks and Reserves (Gazetted)
-  Land for further investigation
-  Surrounding LGA's
-  Waterways


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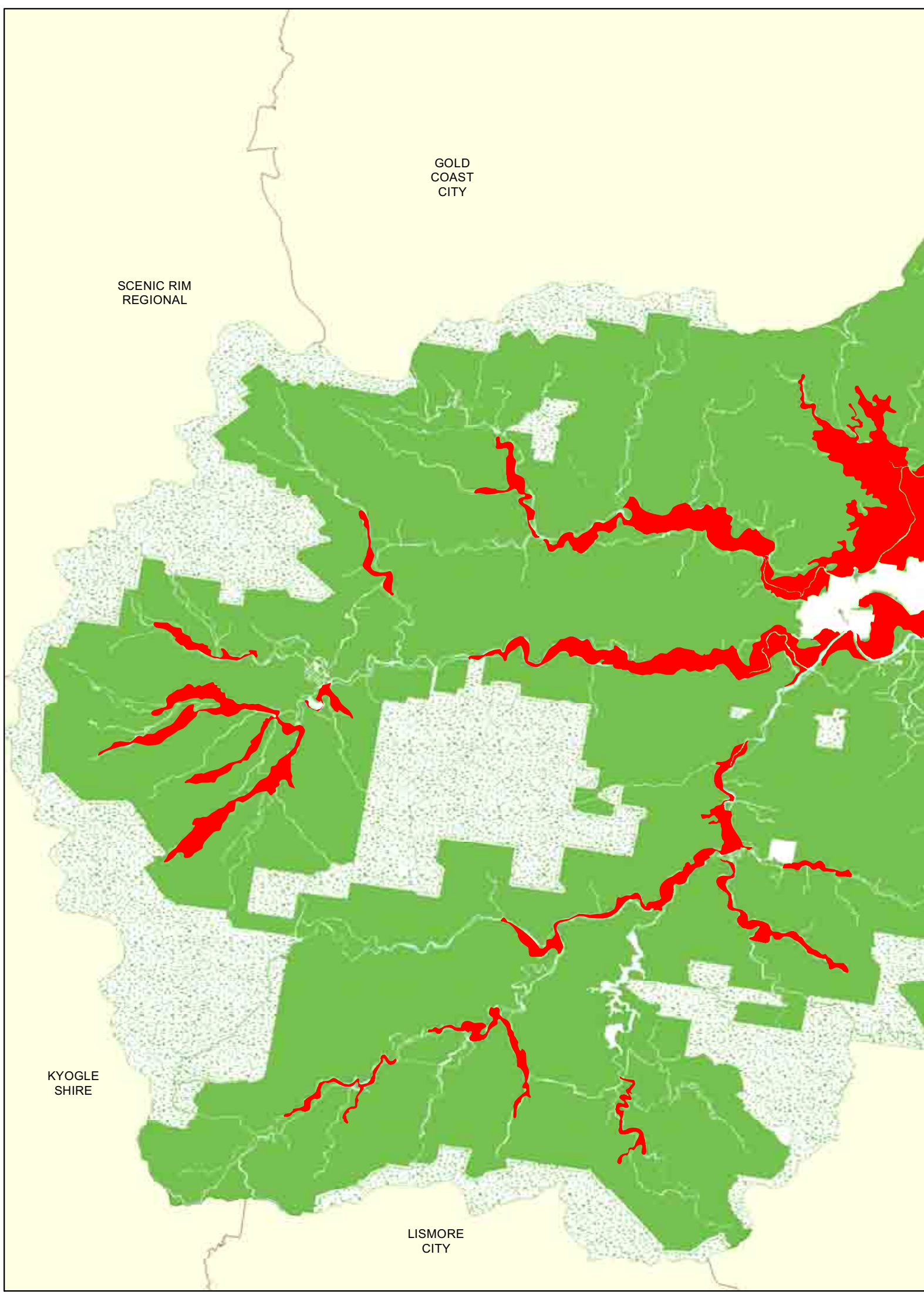
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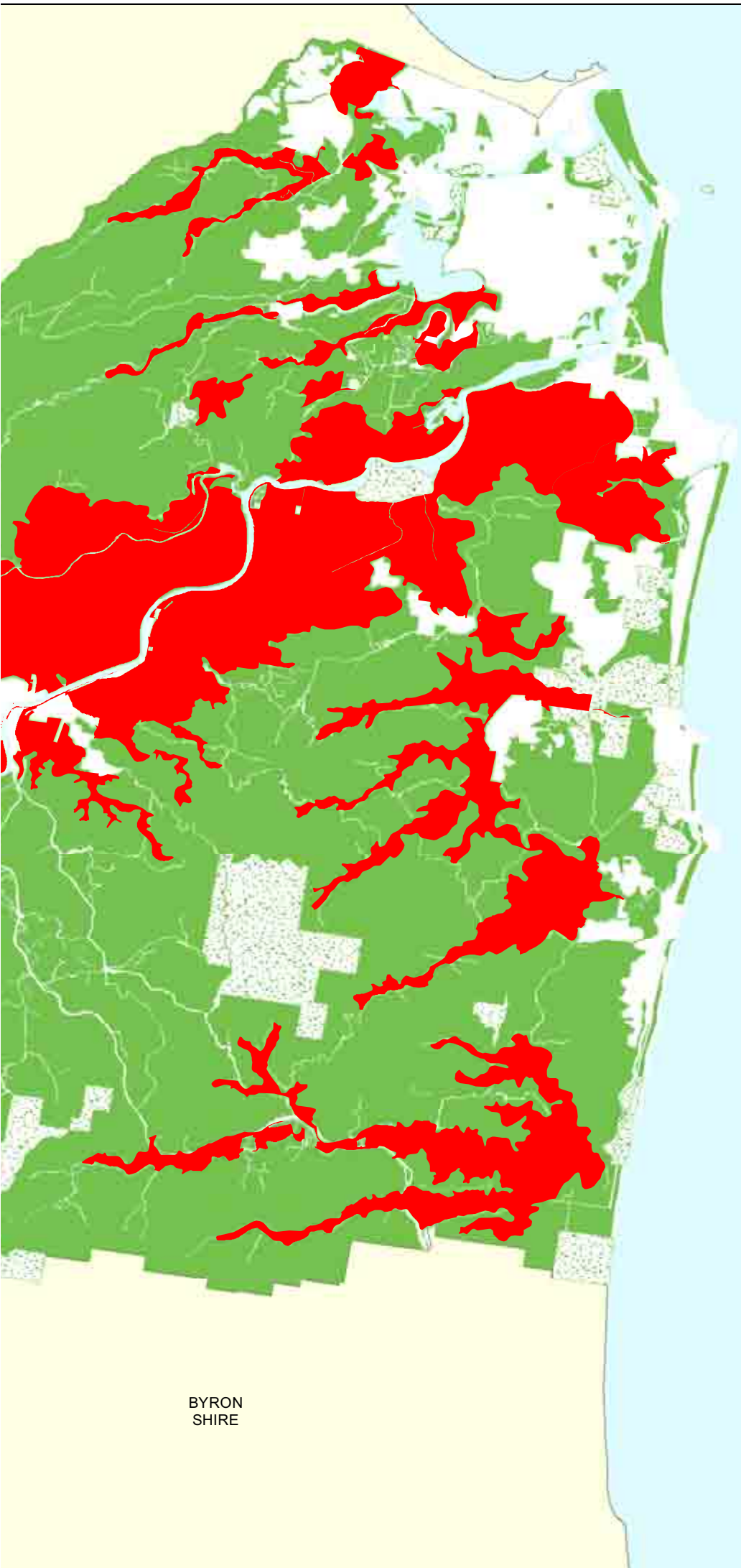
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
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State and Regionally Significant Agricultural Land



-  State and Regional Significant Ag. Land
-  National Parks and Reserves (Gazetted)
-  Land for further investigation
-  Surrounding LGA's
-  Waterways

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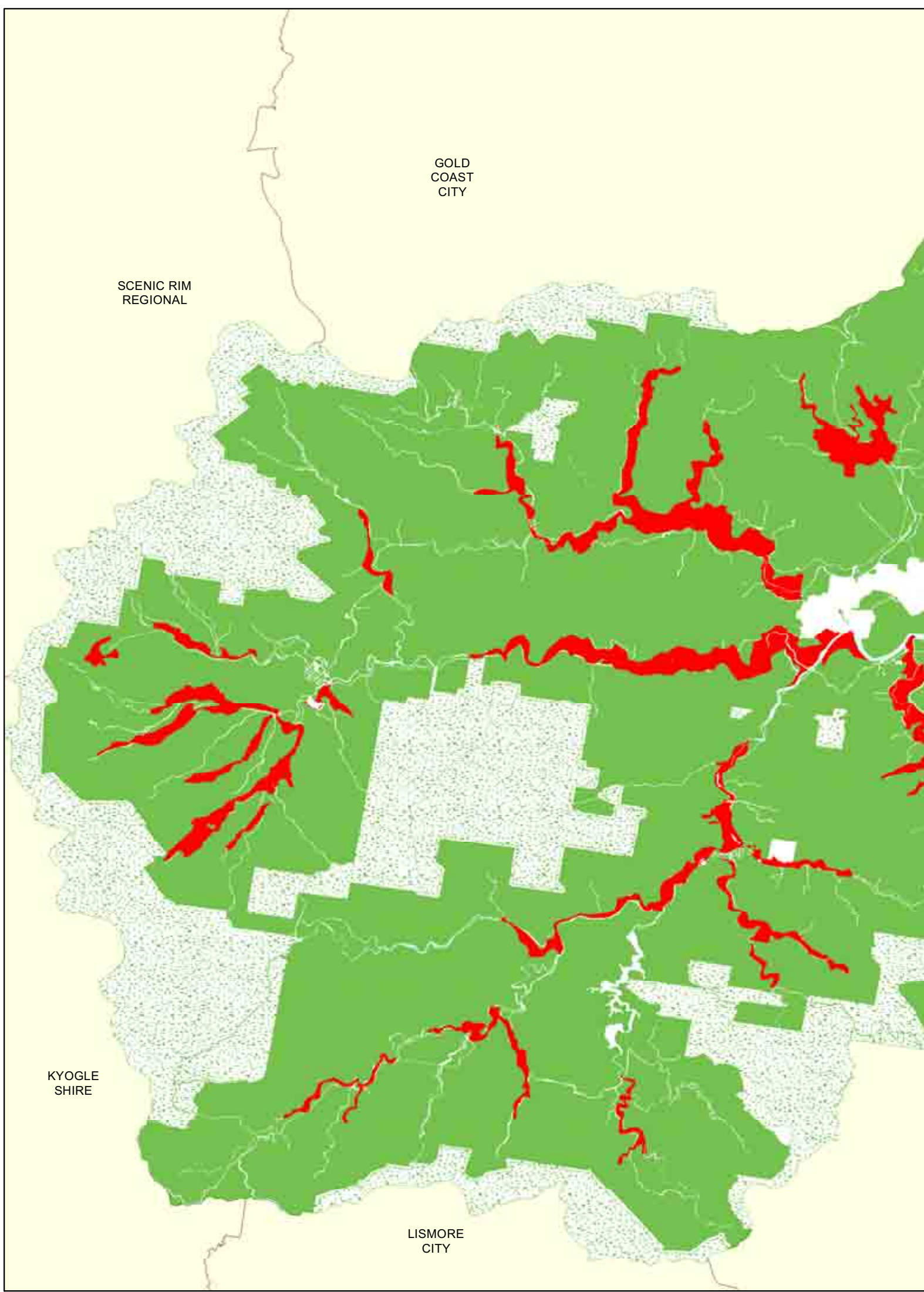
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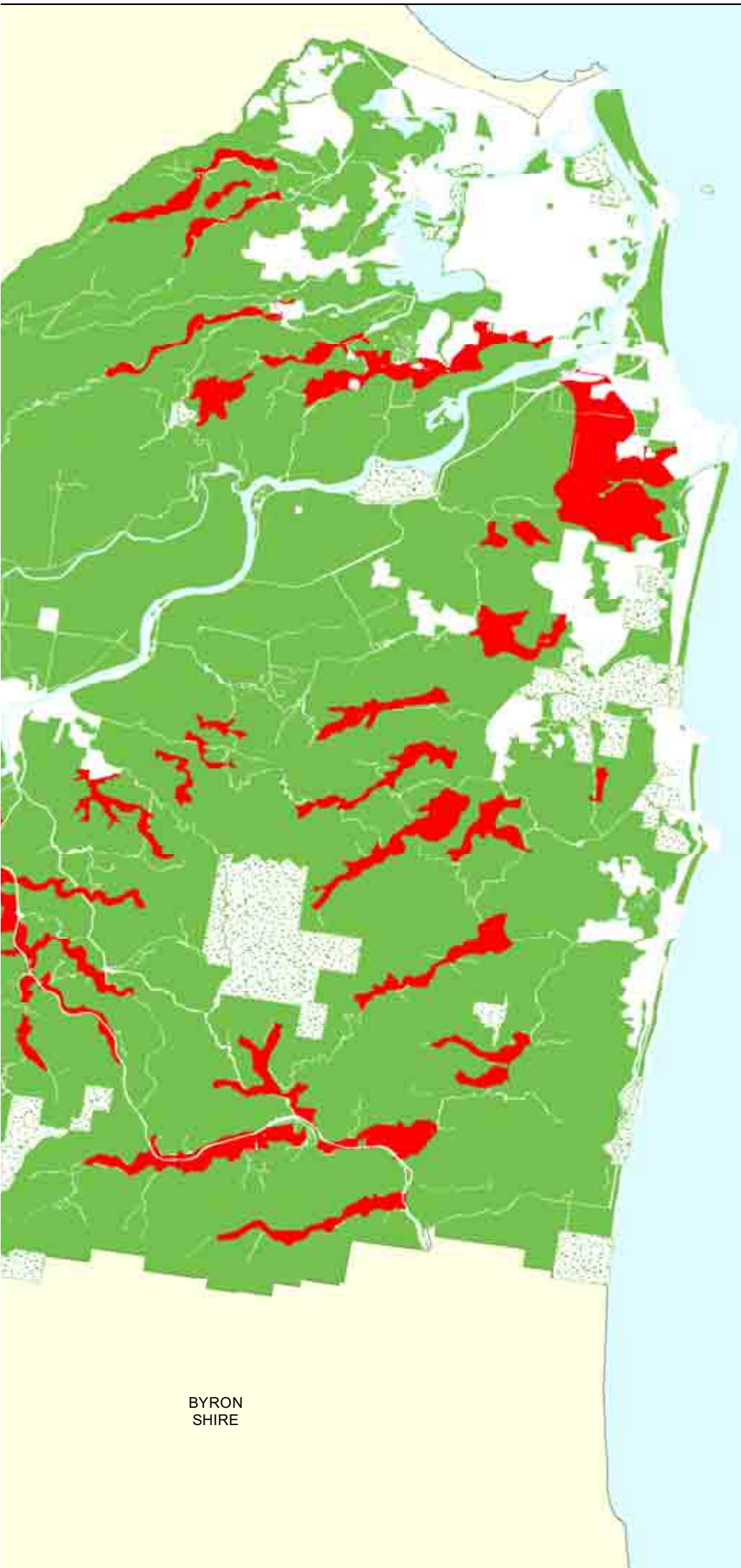
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
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Map 33

Biophysical Strategic Agricultural Land



-  Biophysical Strategic Agricultural Land
-  National Parks and Reserves (Gazetted)
-  Land for further investigation
-  Surrounding LGA's
-  Waterways

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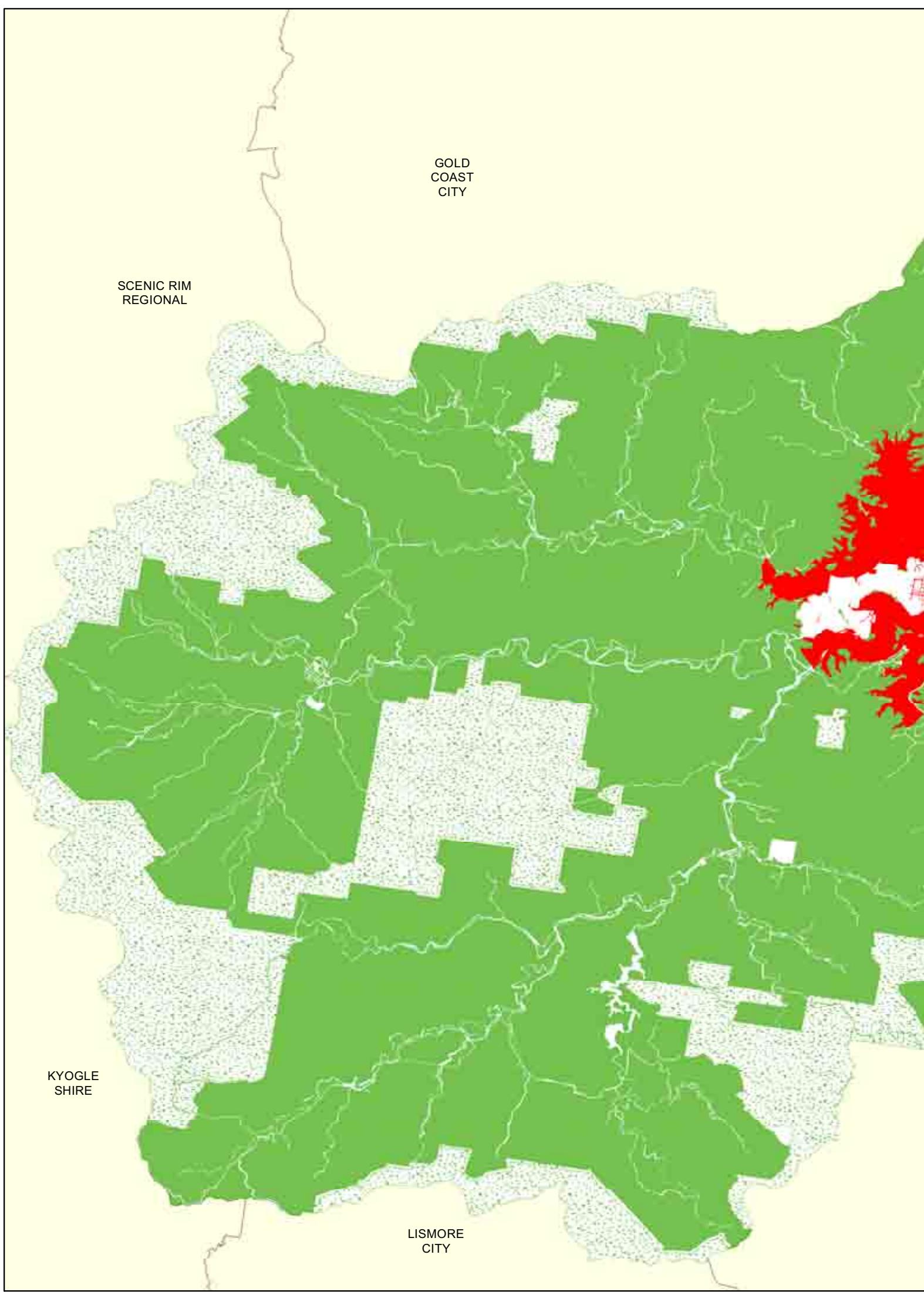
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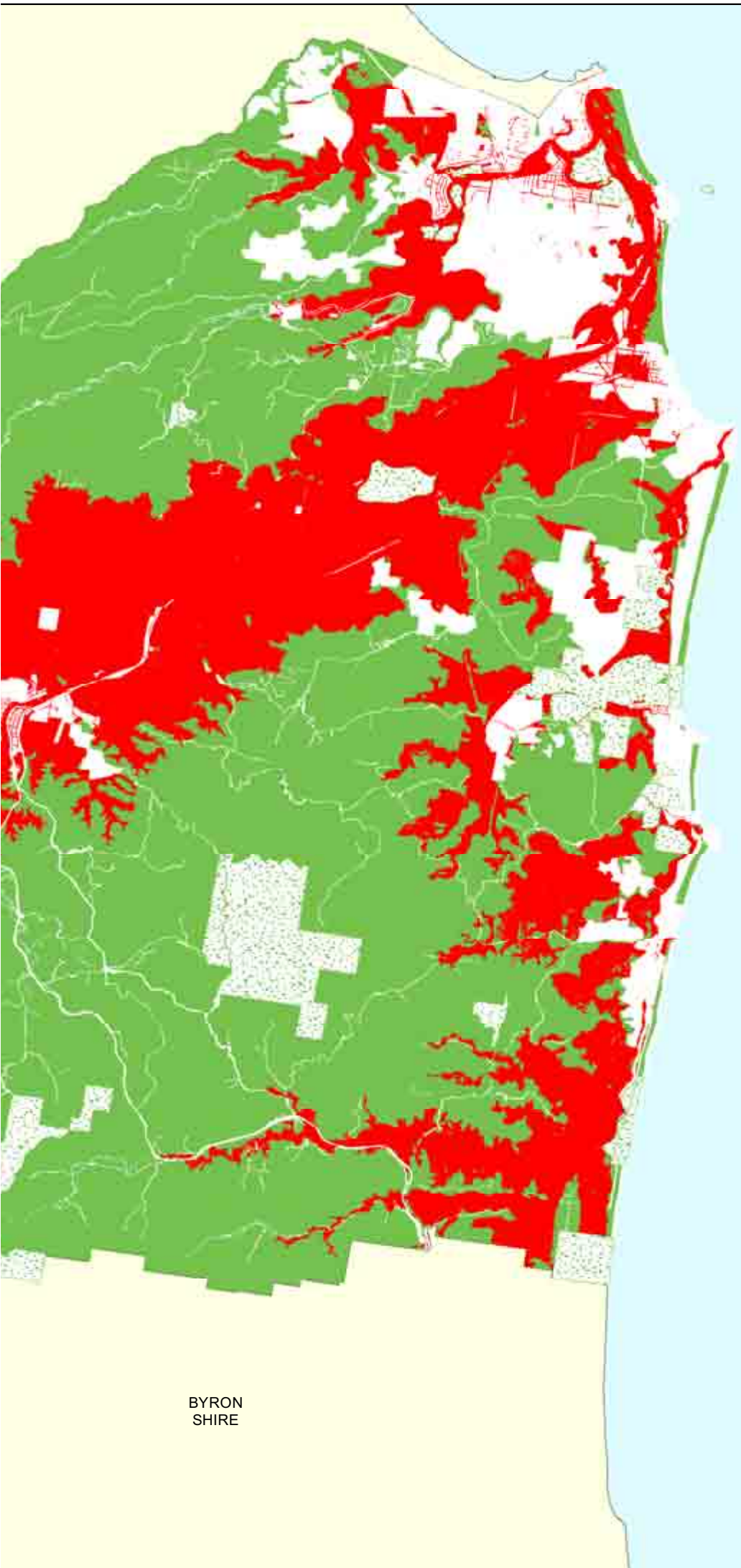
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






Rural Land Strategy

Map 34

Flood Liable Land
WMB 2009 Flood Study
Based on 1 in 100 Year
Flood Event



-  Flood Liable Land
-  National Parks and Reserves (Gazetted)
-  Land for further investigation
-  Surrounding LGA's
-  Waterways

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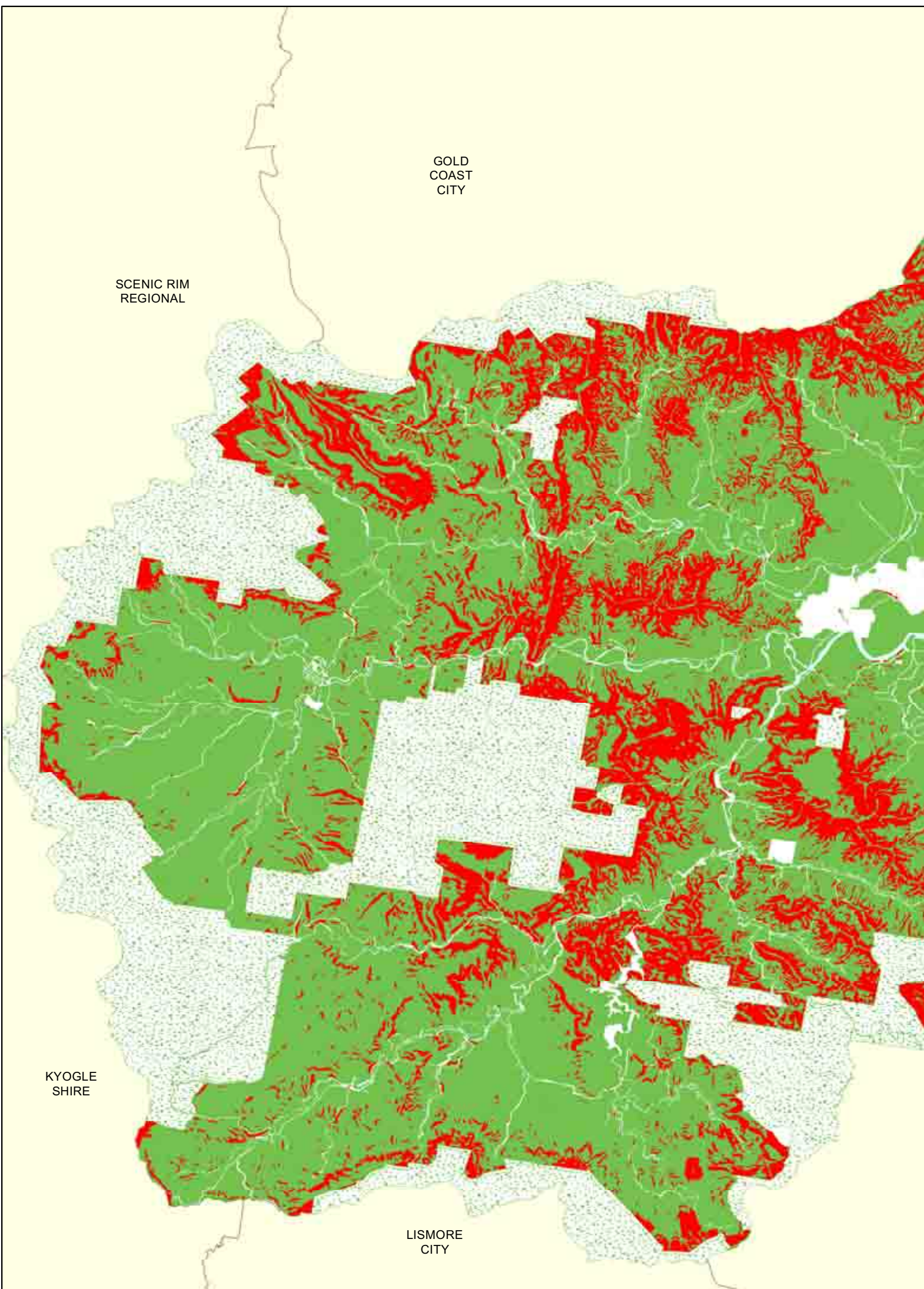
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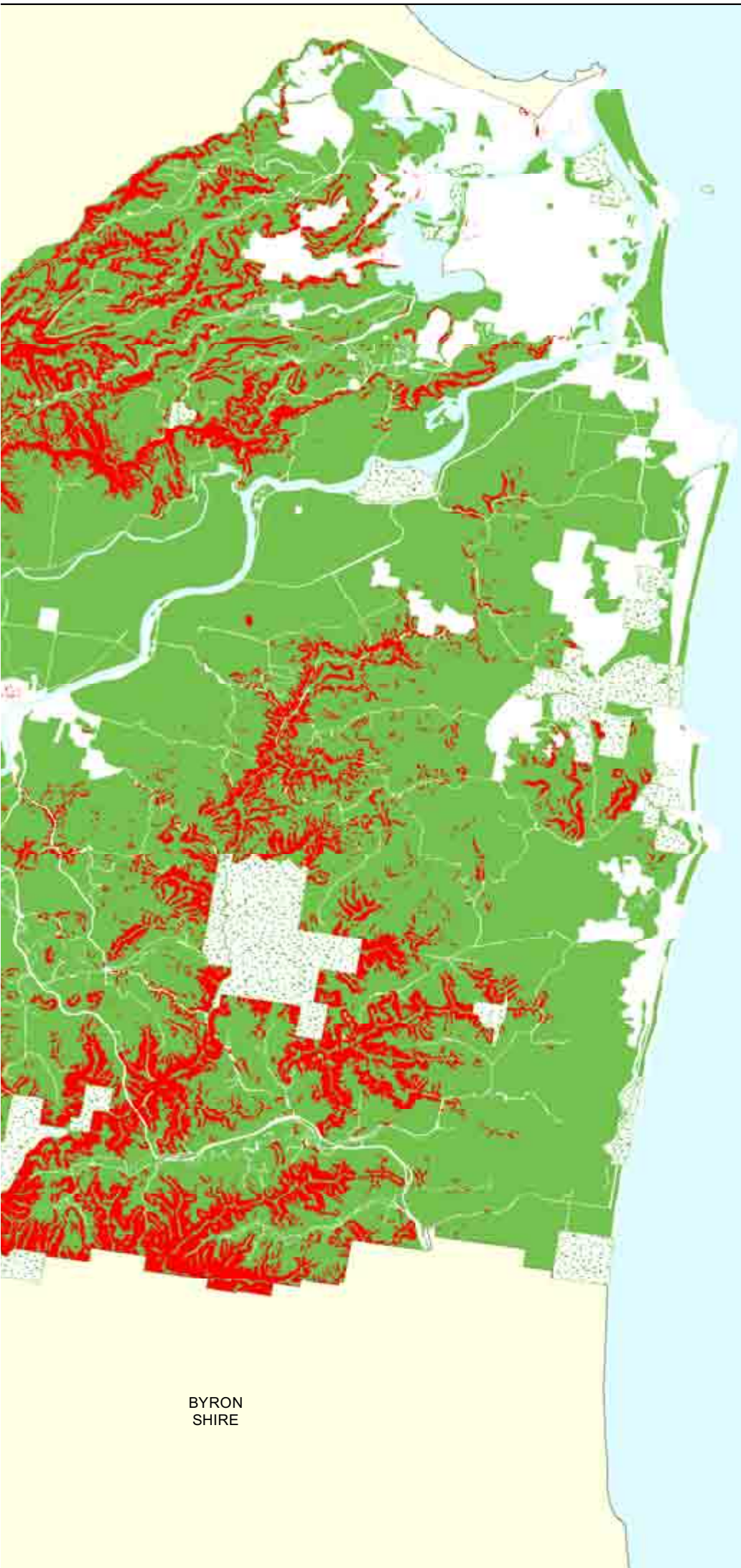
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






Rural Land Strategy

Map 35

Steep Land
greater than 18 degrees



-  Steep Land > 18 degrees
-  National Parks and Reserves (Gazetted)
-  Land for further investigation
-  Surrounding LGA's
-  Waterways

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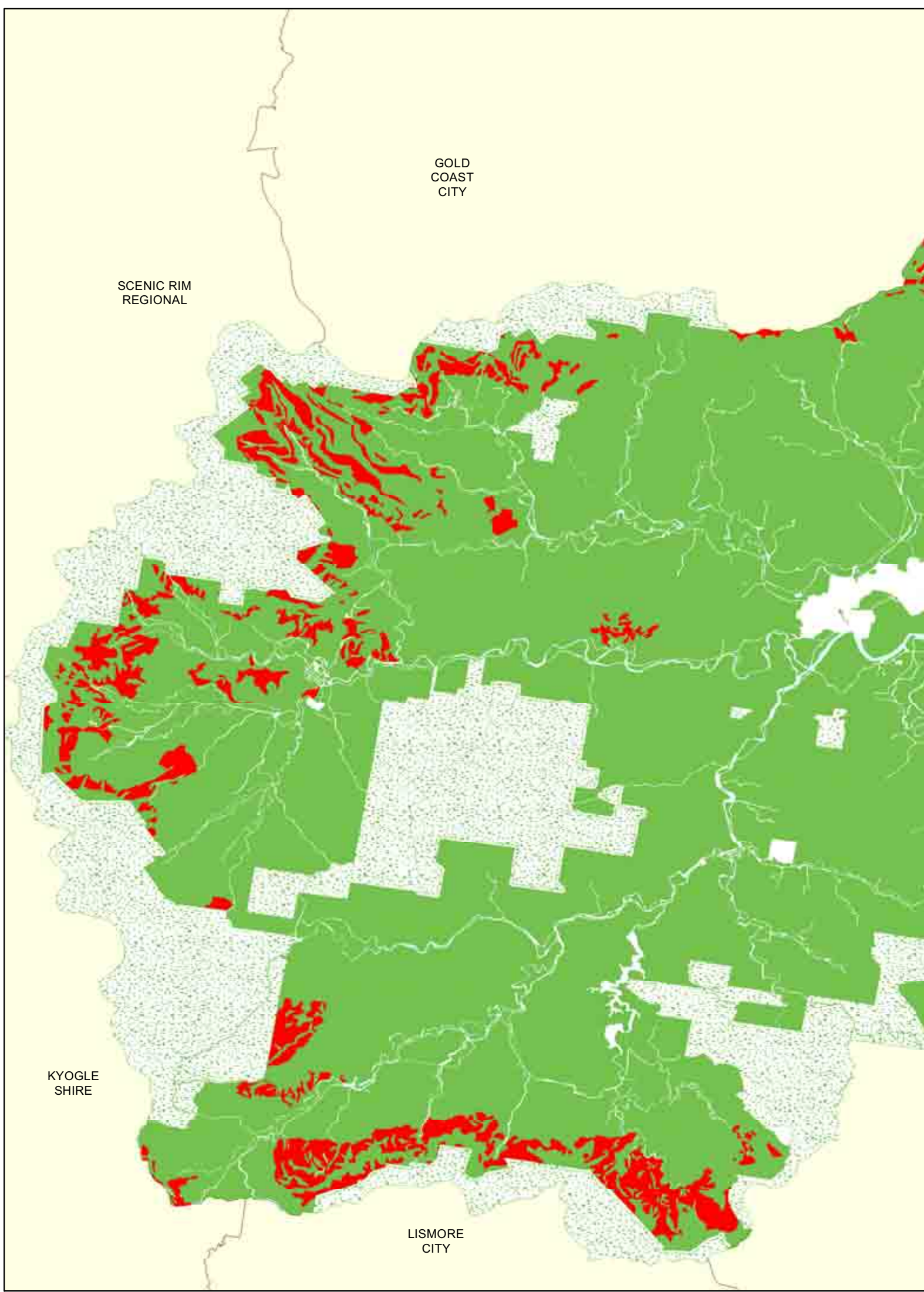
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




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Map 36

Mass Movement



-  Mass Movement
-  National Parks and Reserves (Gazetted)
-  Land for further investigation
-  Surrounding LGA's
-  Waterways

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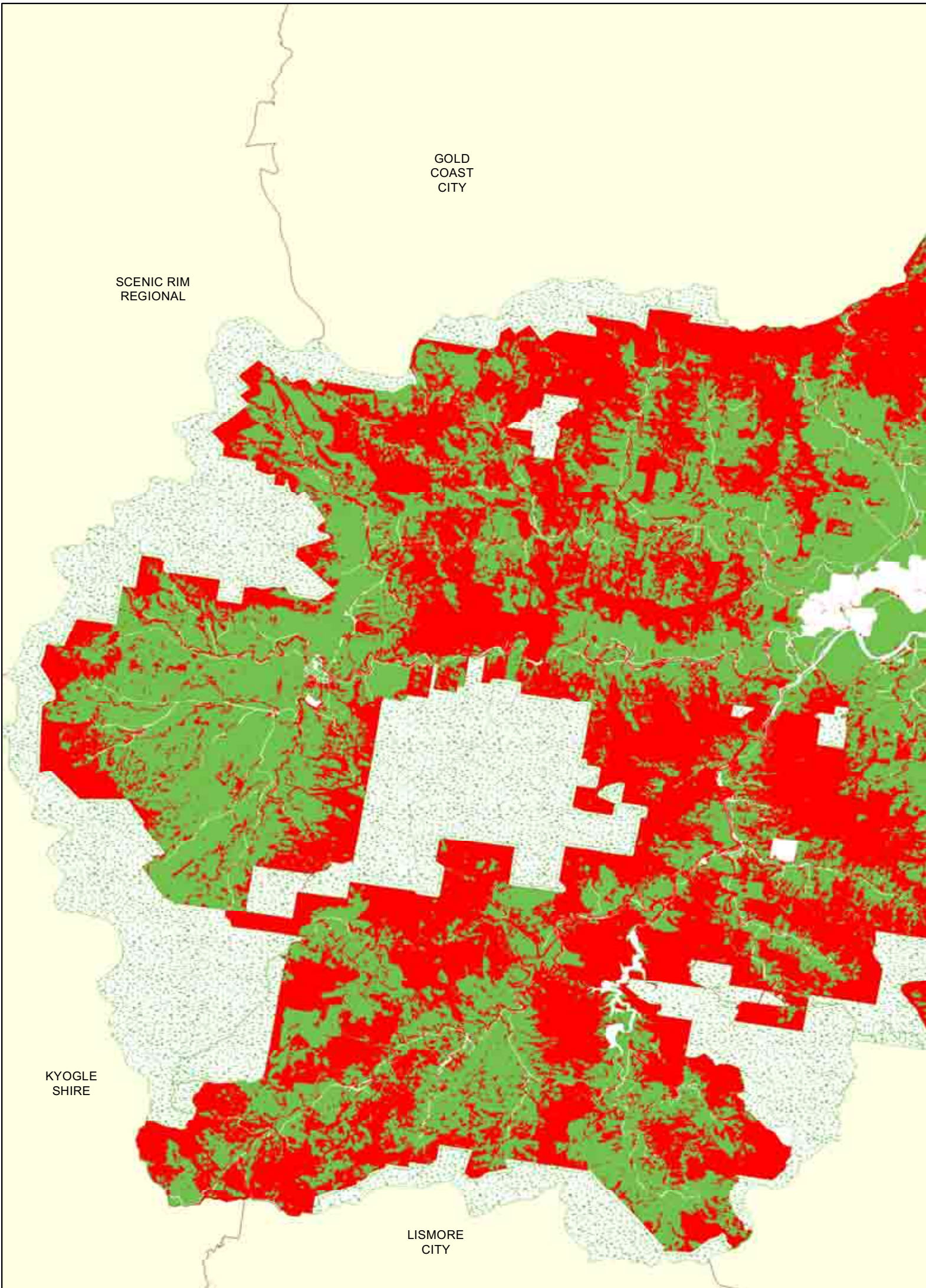
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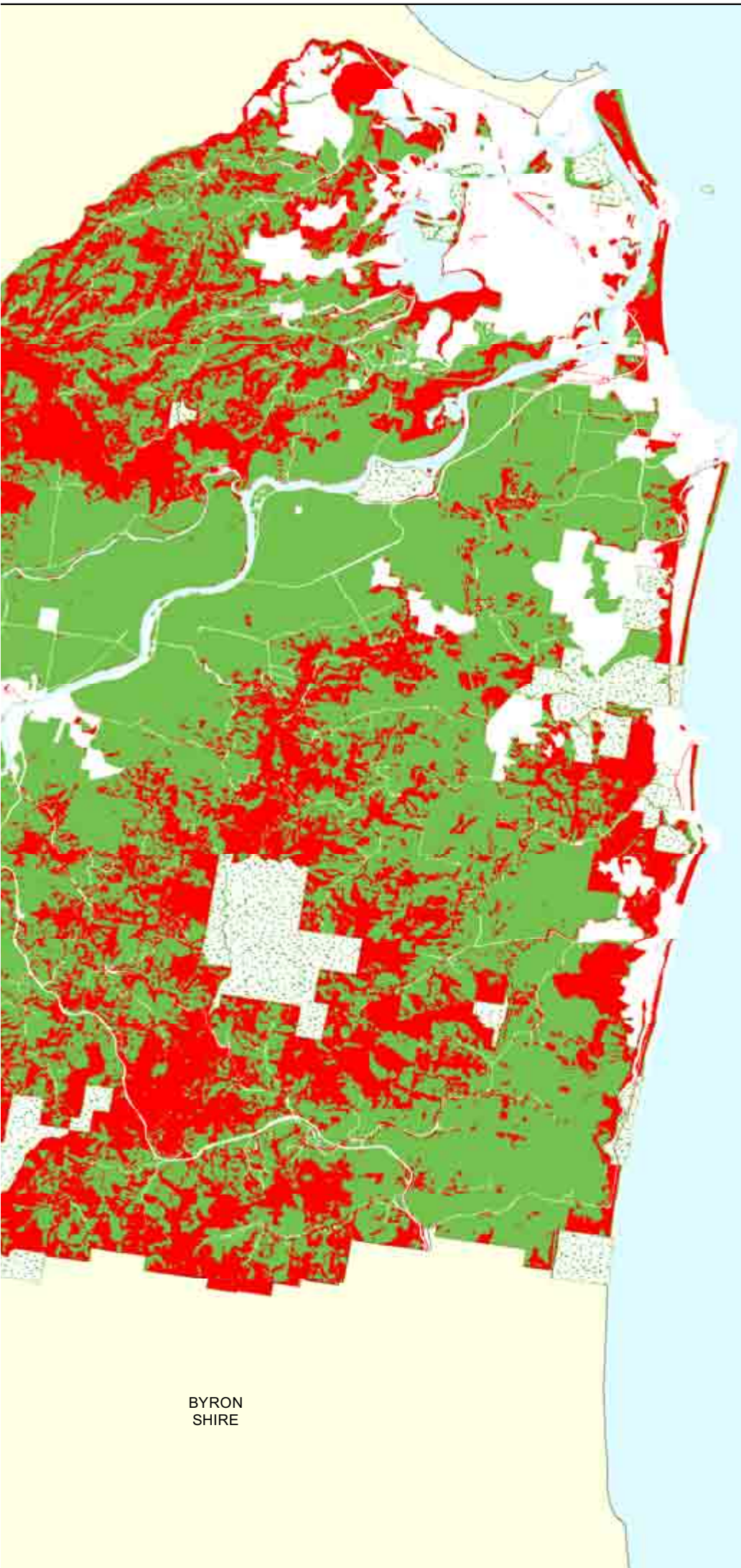
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






Rural Land Strategy

Map 37

Terrestrial Biodiversity



-  Terrestrial Biodiversity
-  National Parks and Reserves (Gazetted)
-  Land for further investigation
-  Surrounding LGA's
-  Waterways

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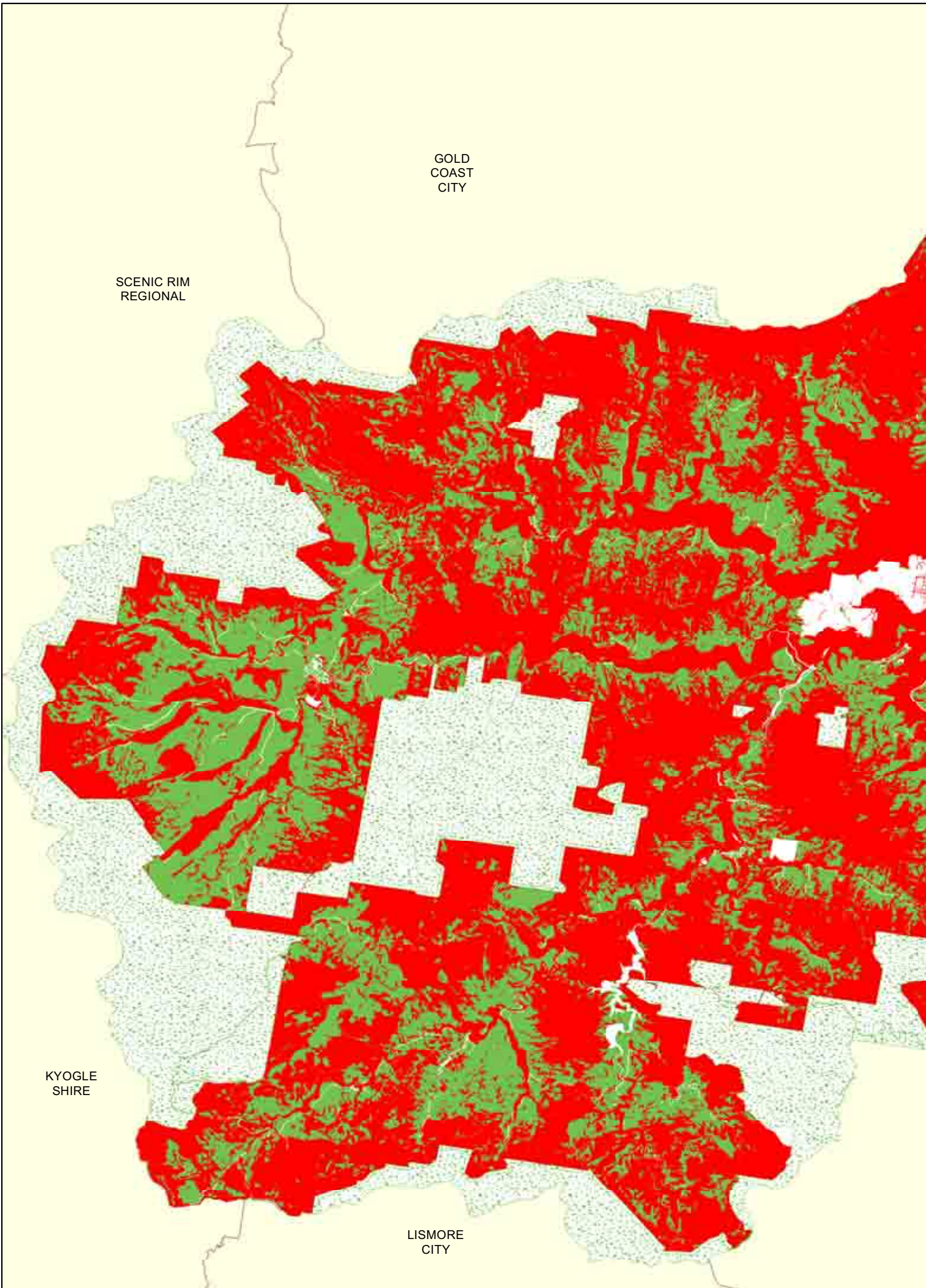
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






Rural Land Strategy

Map 38

Composite of all Constrained Land



-  Rural Lands Constraints Level 1
-  National Parks and Reserves (Gazetted)
-  Land for further investigation
-  Surrounding LGA's
-  Waterways

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Constrained Land includes:


- * BSAL
- * State and Regional Significant Ag. Land
- * 1:100 year flood liable land
- * Steep Land >18 degrees
- * Mass Movement
- * Terrestrial Biodiversity

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Mineral Resource Audit of Tweed Shire

July, 2014

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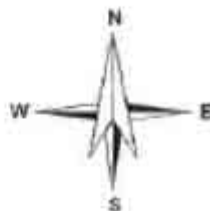
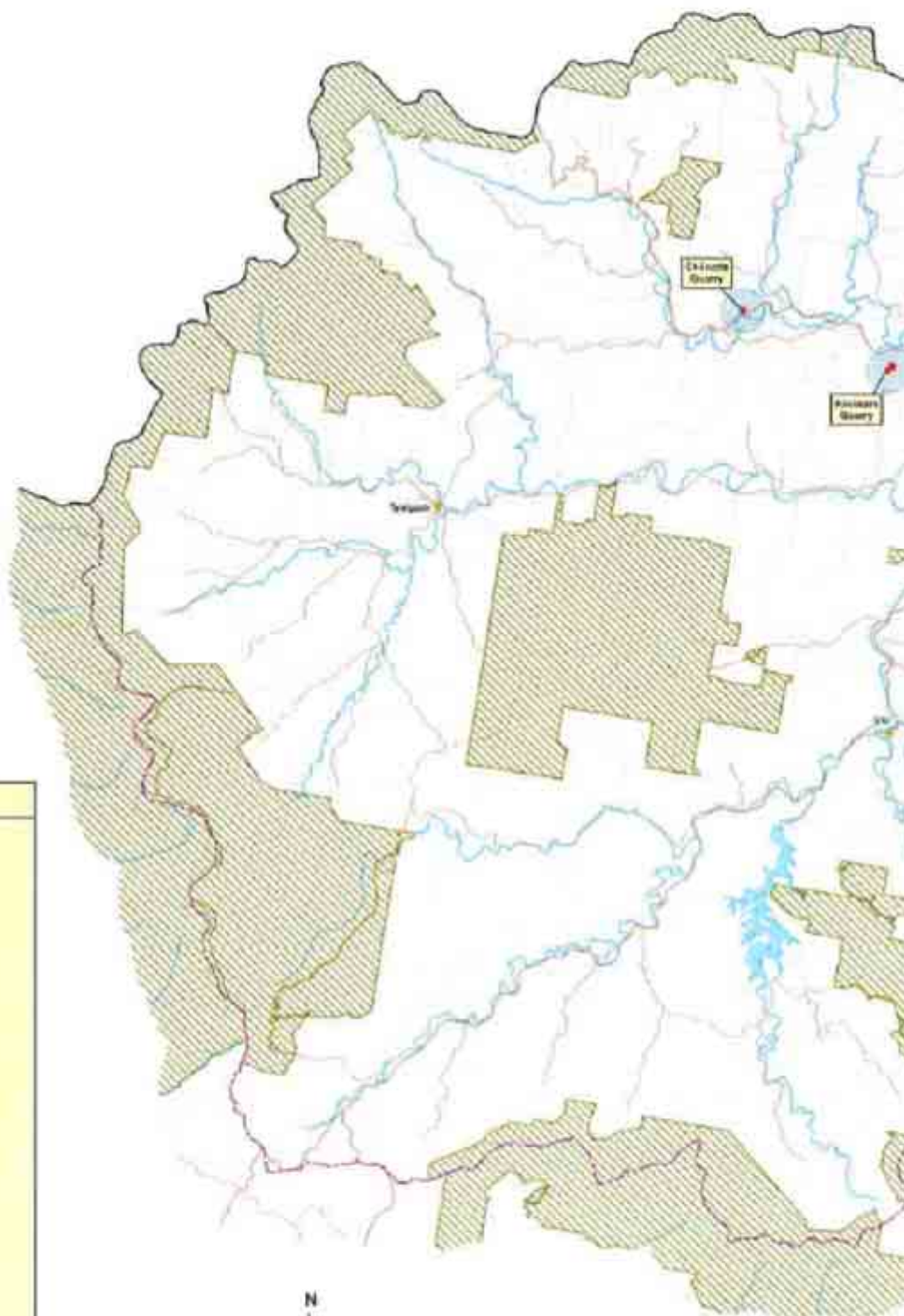
-  **Identified Resource Area** – containing either mineral, petroleum and/or extractive operations and/or identified resources. Development within these areas could adversely affect or be affected by current or future resource development operations. Any proposed zoning changes or developments that may prohibit or restrict current or potential future operations in these areas should be referred to Resources & Energy Division of NSW Trade & Investment.
-  **Potential Resource Area** – containing potential mineral, petroleum and/or extractive resources. Development within these areas could adversely affect or be affected by future resource development operations. Any proposed zoning changes or developments that may prohibit or restrict potential future operations in these areas should be referred to Resources & Energy Division of NSW Trade & Investment.
-  **Transition Area** – areas adjacent to identified resource areas. Development within these areas could adversely affect or be affected by current or future resource development operations in the adjacent resource areas. Any proposed zoning changes or developments that may prohibit or restrict current or potential future operations in the adjacent resource areas should be referred to Resources & Energy Division of NSW Trade & Investment.

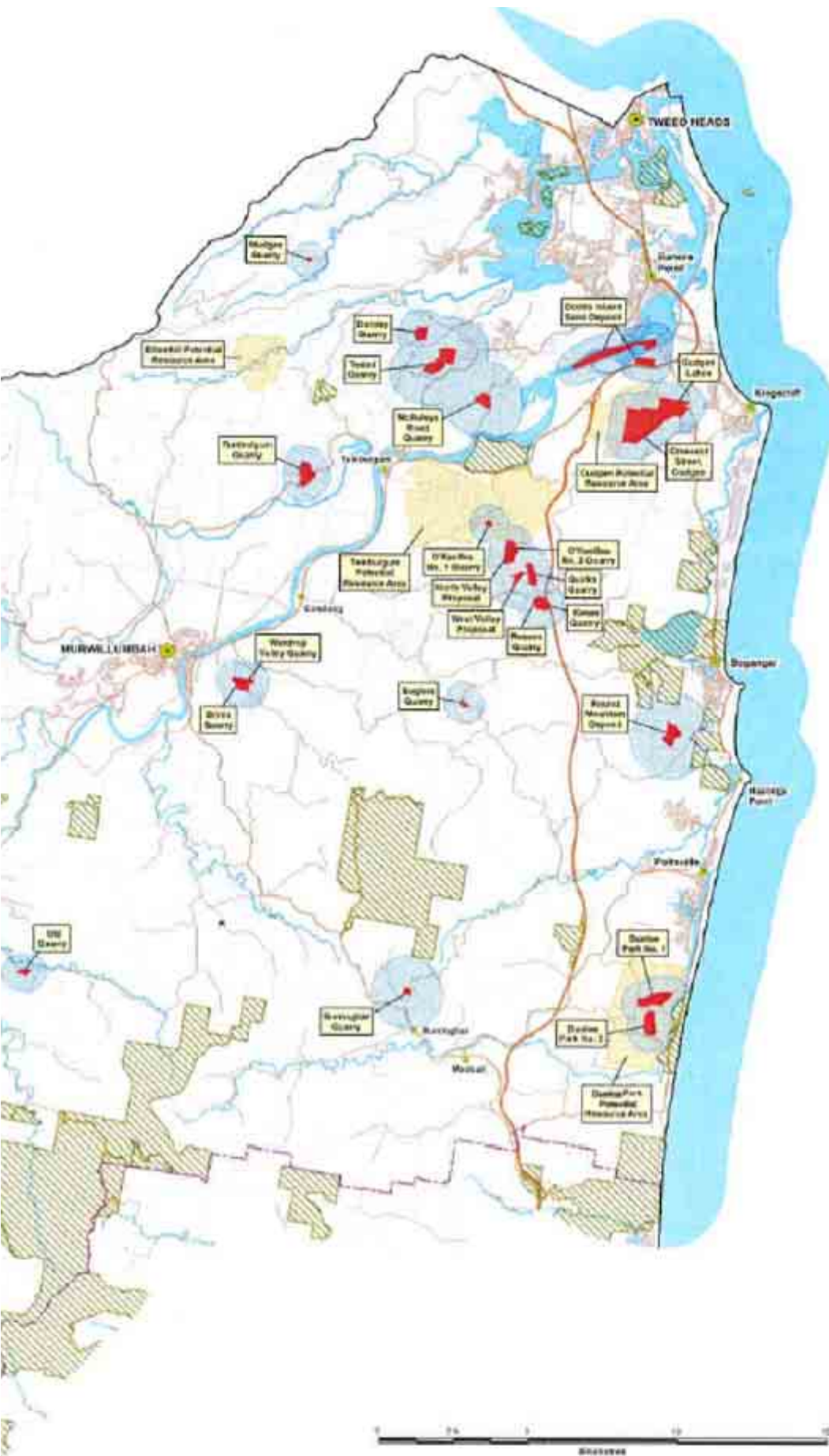
CULTURAL FEATURES

-  Principal Road
-  Secondary Road
-  State Road
-  Major Watercourse
-  Major Waterbody
-  National Park Estate (including State Conservation Areas)
-  LGA Boundary
-  Colonial Boundary

SITE TABLE

Site Name	Major Commodity
Elwaddi Potential Resource Area	Roadbase
Belme Quarry	Coarse aggregate
Buglers Quarry	Roadbase
Burrigbee Quarry	Roadbase
Chibulla Quarry	Roadbase
Crescent Street, Cudgen	Construction sand
Codgen Lakes	Construction sand
Cudgen Potential Resource Area	Construction sand
Dodd's Island Sand Deposit	Construction sand
Durbin Park Sites 1 & 2	Construction sand
Durbin Park Potential Resource Area	Construction sand
Durbin Quarry	Roadbase
Karoo Quarry	Roadbase
Wooles Quarry	Roadbase
McAuleys Road Quarry	Coarse aggregate
Mudgee Quarry	Roadbase
North Valley Proposal	Coarse aggregate
O'Keefe No. 1 Quarry	Roadbase
O'Keefe No. 2 Quarry	Roadbase
Quinta Quarry	Roadbase
Raines Quarry	Roadbase
Round Mountain Deposit	Coarse aggregate
Tambulgum Potential Resource Area	Construction sand
Tambulgum Quarry	Coarse aggregate
Tweed Quarry	Coarse aggregate
UNI Quarry	Roadbase
Wentrop Valley Quarry	Unprocessed construction materials
West Valley Proposal	Roadbase





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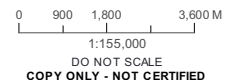
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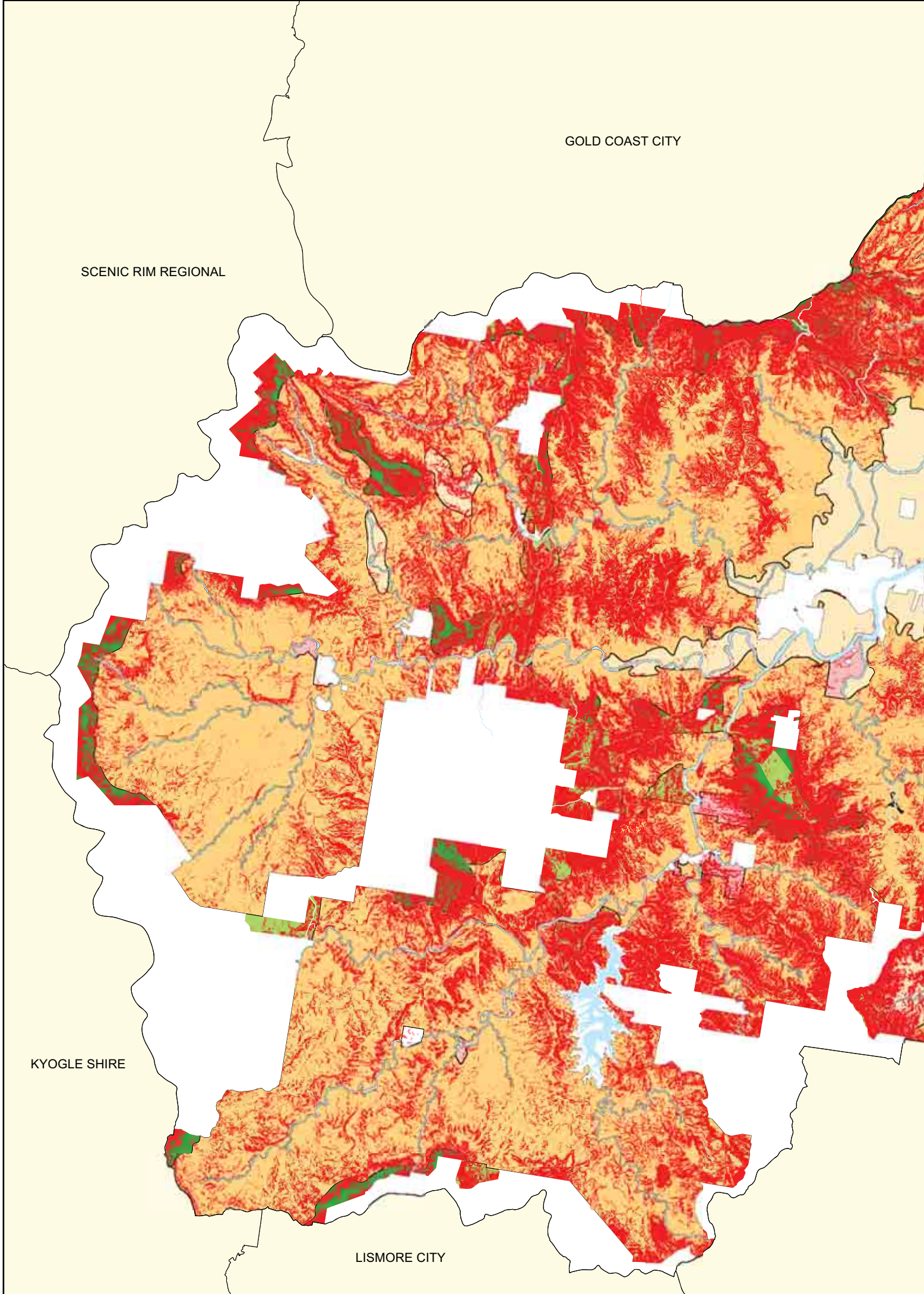
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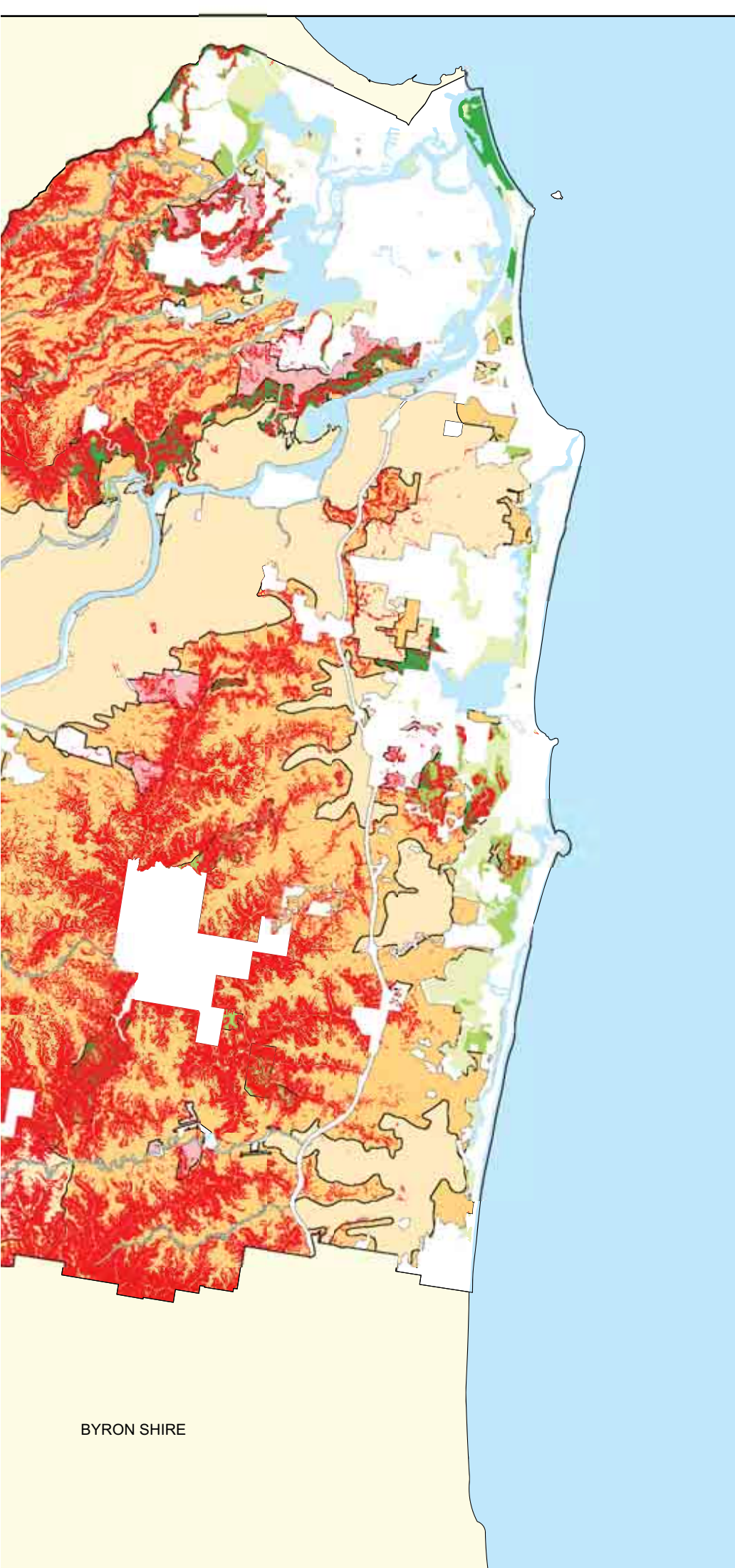
LISMORE CITY



Rural Land Strategy

Map 40

Slope > 18 Degrees (34,577 ha)



Slope > 18 Degrees (34,577 ha)

Rural Zones (LEP 2014) 25,045 ha

R5

RU1

RU2

Env Zones (LEP 2000) 7,645 ha

7(a) Environmental Protection (Wetlands & Littoral Rainforest)

7(d) Environmental Protection (Scenic/Escarpment)

7(l) Environmental Protection (Habitat)

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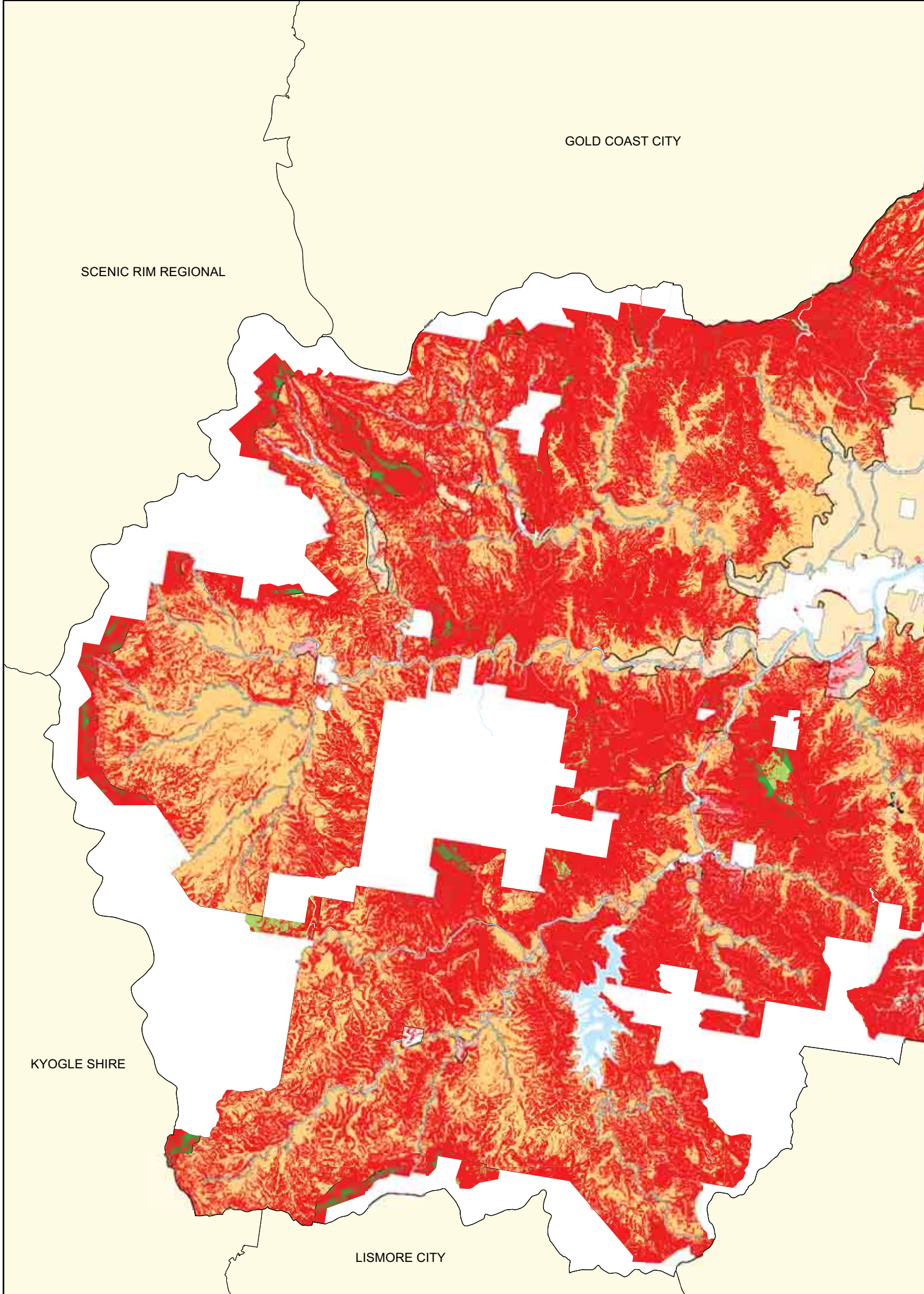
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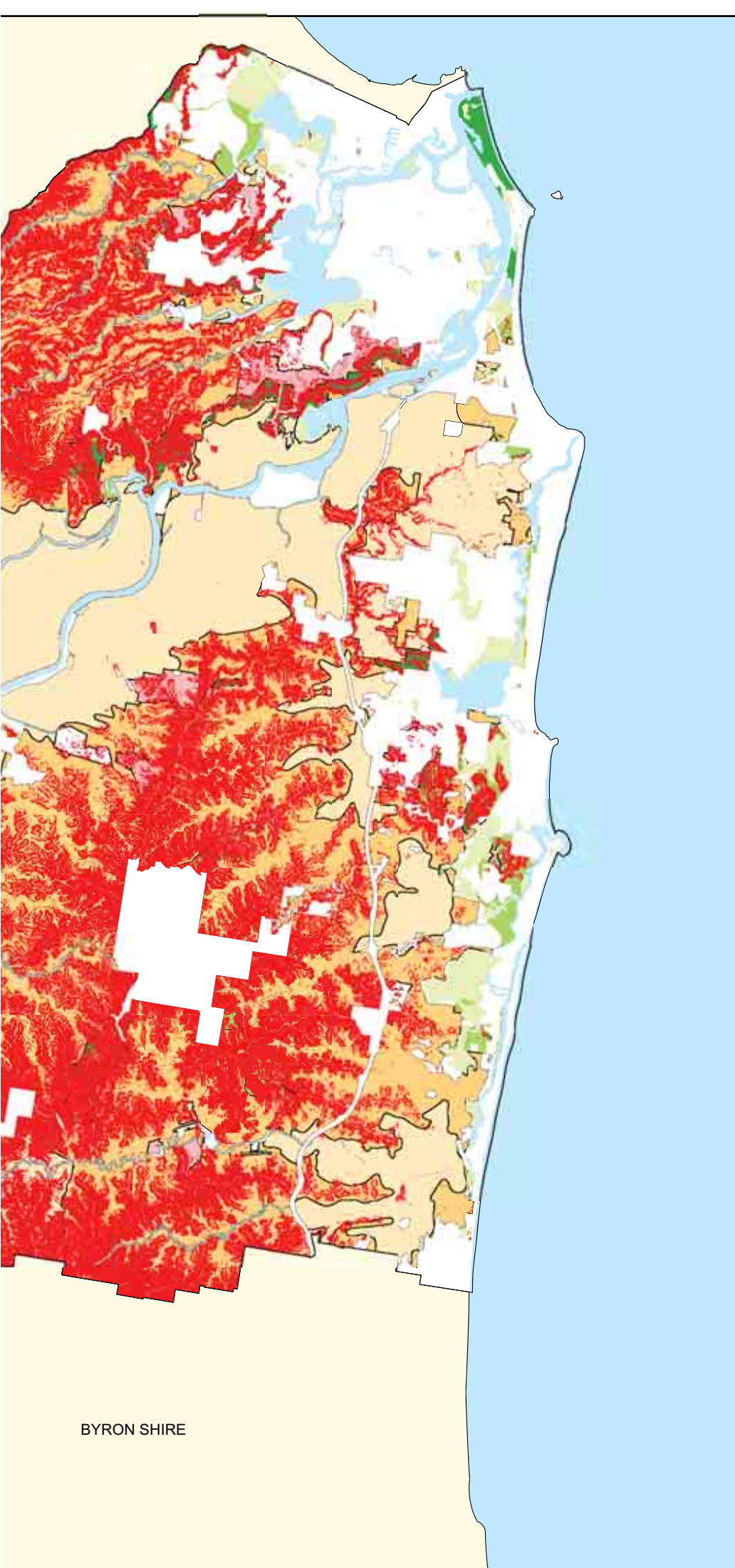
LISMORE CITY




Rural Land Strategy

Map 41

Slope greater than 12 Degrees



 Slope > 12 Degrees


Rural Zones (LEP 2014) 25,045 ha


 R5


 RU1

 RU2

Env Zones (LEP 2000) 7,645 ha

 7(a) Environmental Protection (Wetlands & Littoral Rainforest)

 7(d) Environmental Protection (Scenic/Escarpment)

 7(l) Environmental Protection (Habitat)

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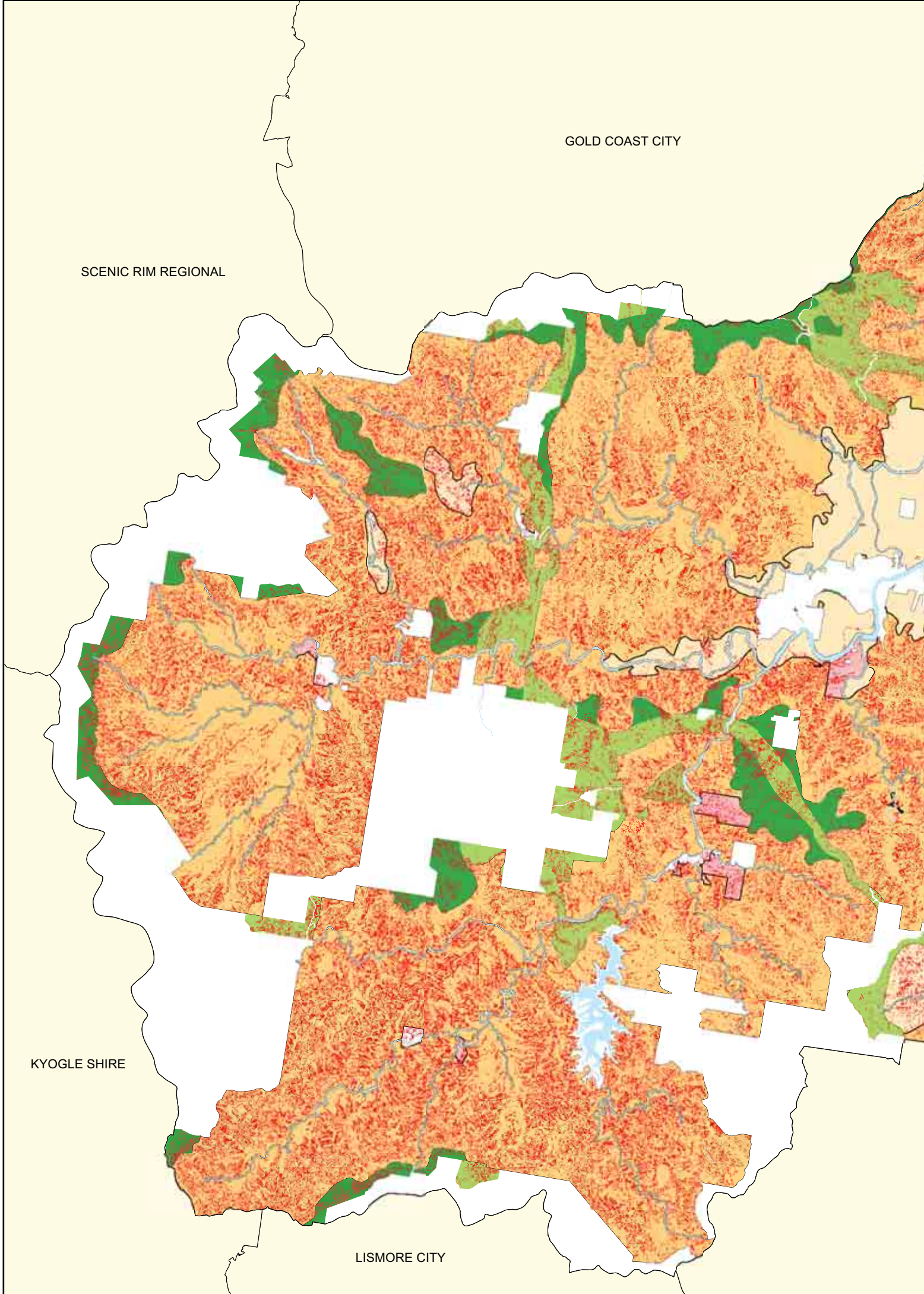
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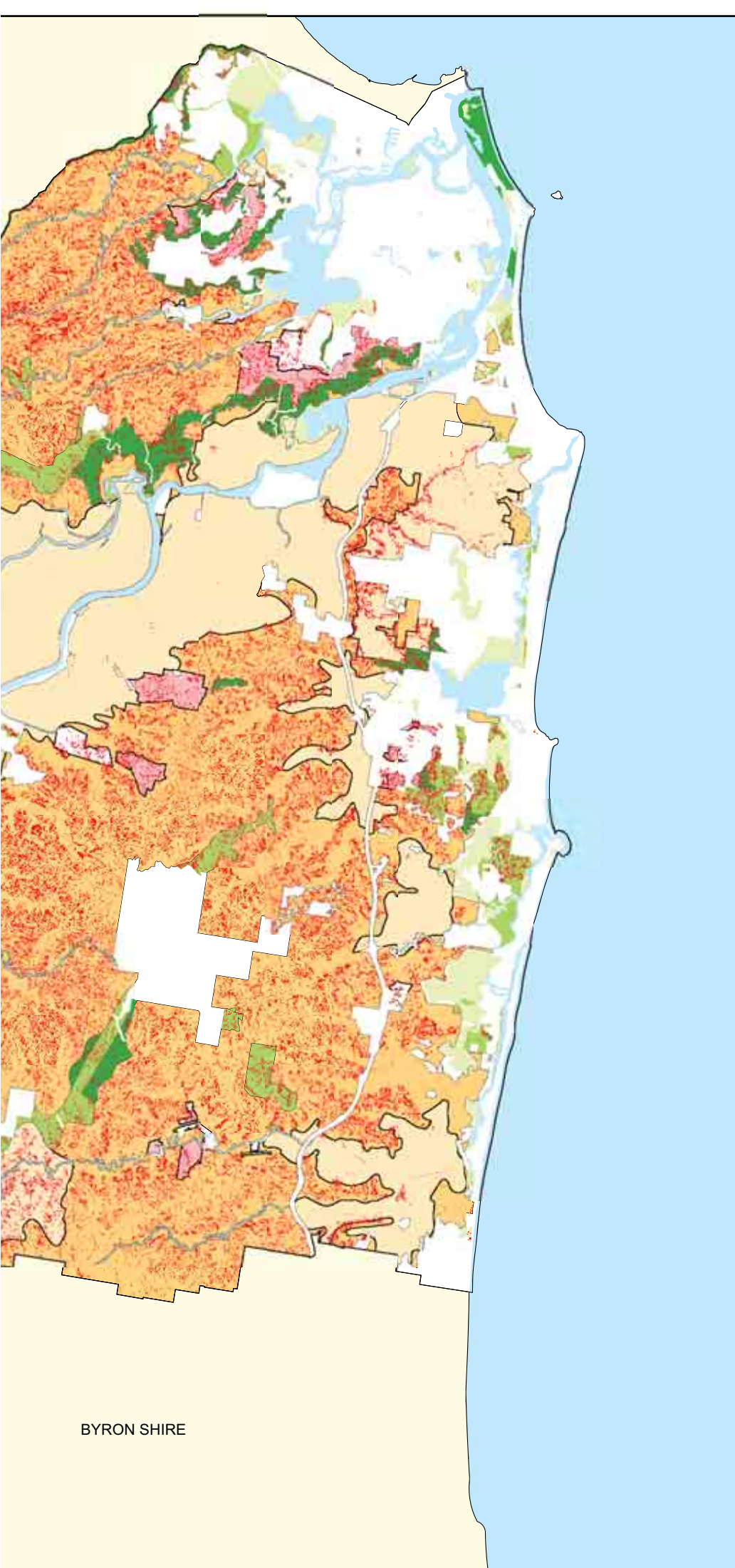
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Rural Land Strategy

Map 42

Slope 12 - 18 Degrees



Slope

■ Slope 12 - 18 Degrees

Rural Zones (LEP 2014) 25,045 ha

■ R5

■ RU1

■ RU2

Env Zones (LEP 2000) 7,645 ha

■ 7(a) Environmental Protection (Wetlands & Littoral Rainforest)

■ 7(d) Environmental Protection (Scenic/Escarpment)

■ 7(l) Environmental Protection (Habitat)

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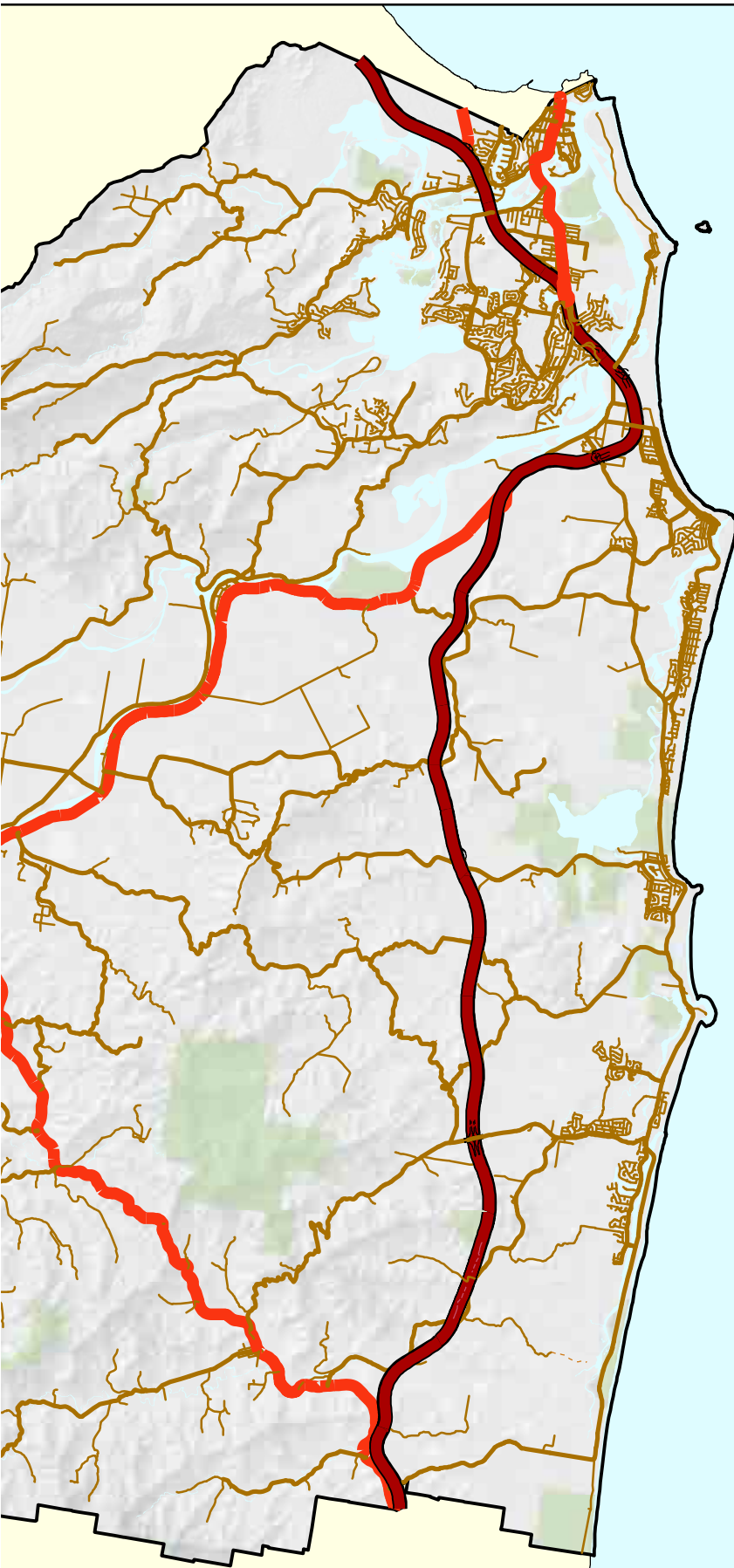
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



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Road Hierarchy



Road Hierarchy

-  HIGHWAY
-  ARTERIAL ROAD
-  SUB ARTERIAL ROAD
-  COLLECTOR ROAD
-  LOCAL ROAD
-  ACCESS RAMP
-  SERVICE ROAD
-  TRACK
-  National Parks and Nature Reserves

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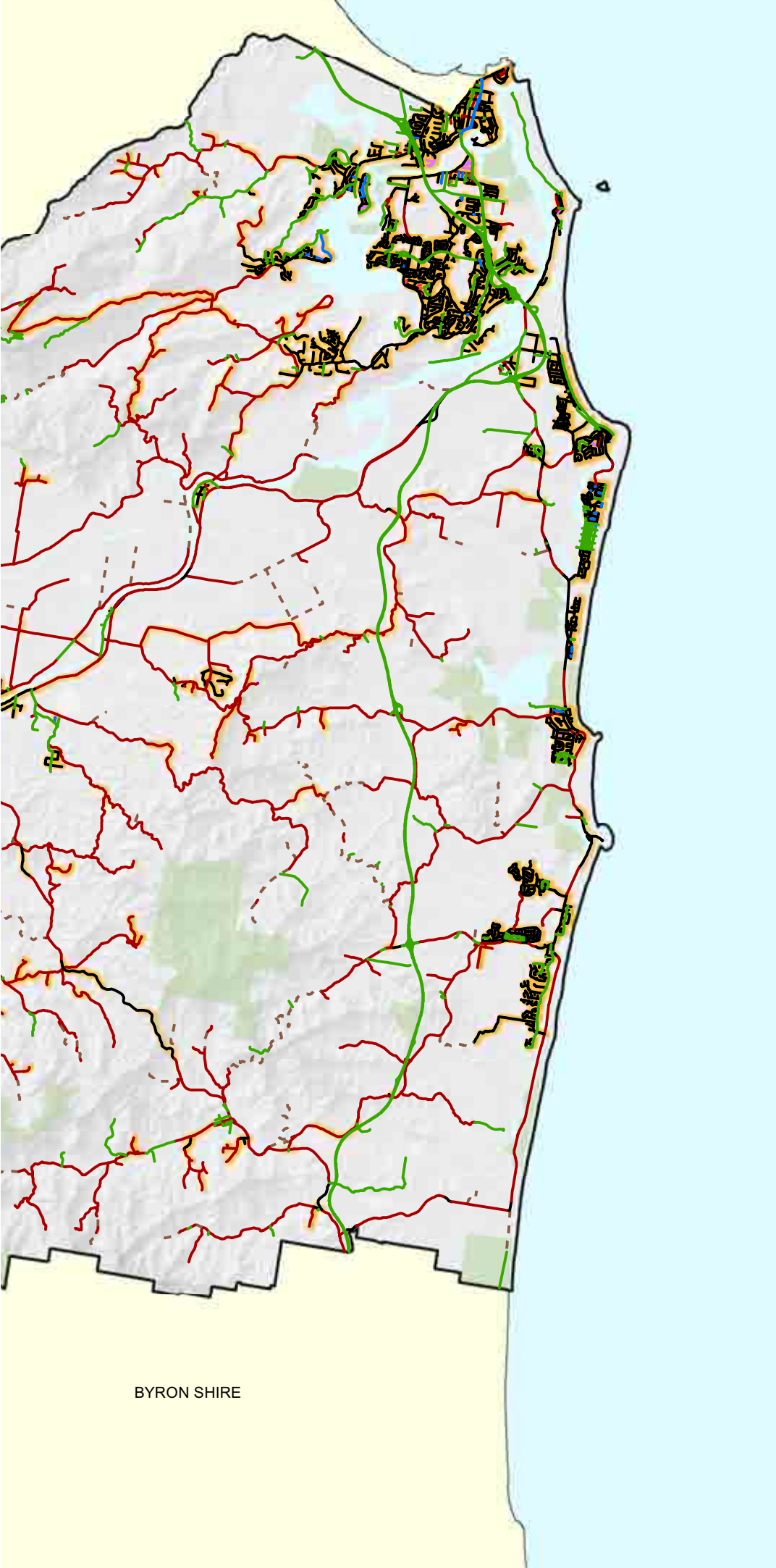
SCENIC RIM
REGIONAL

KYOGLÉ SHIRE

LISMORE CITY



Road Surface



Road Surface

- Asphalt
 - Spray Seal
 - Cold Slurry
 - Concrete
 - Pavers
 - - - Gravel
 - Unknown / Non-Council Road
- ### Kerb & Channel
- Kerb and Channel
 - National Parks and Nature Reserves

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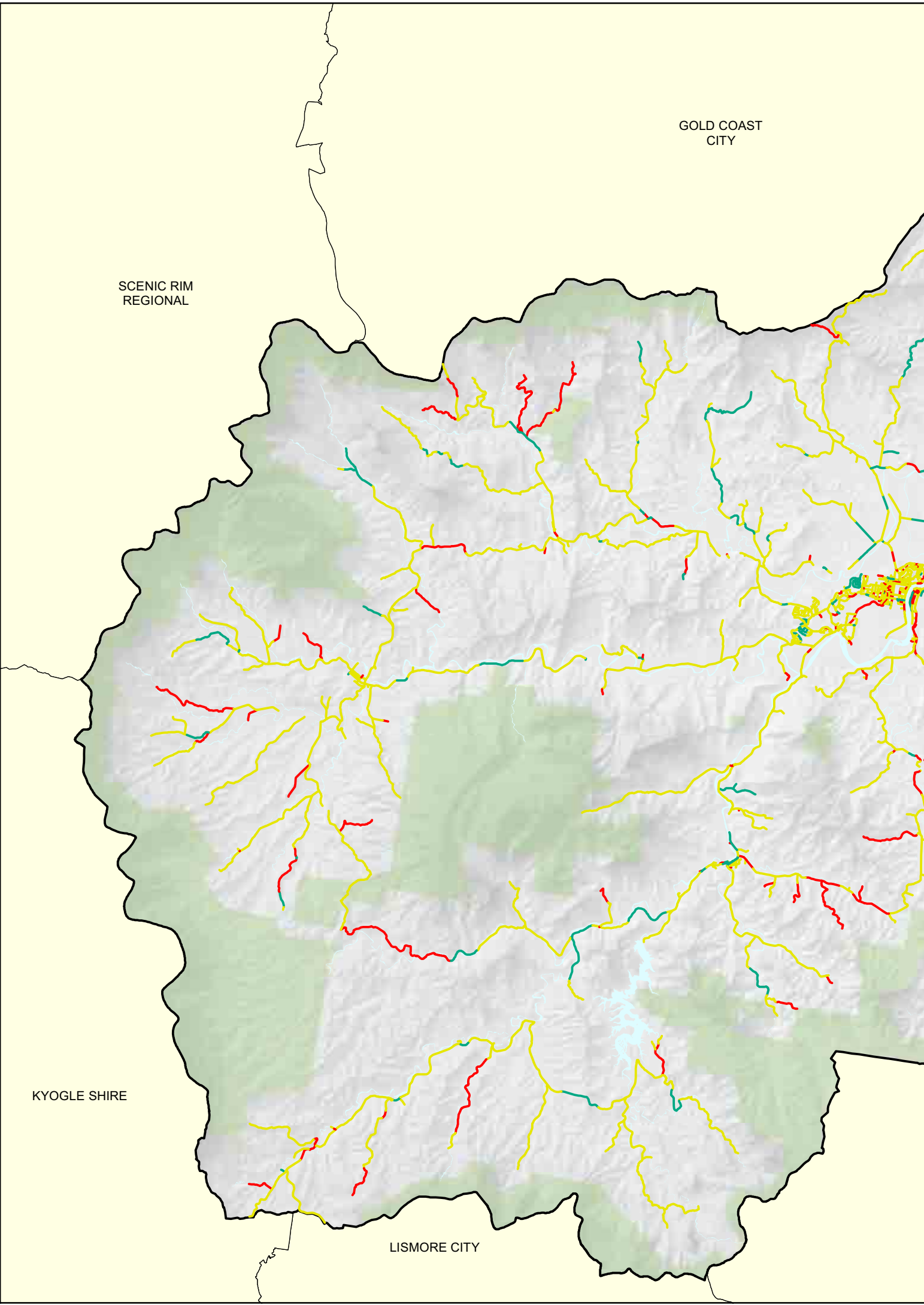
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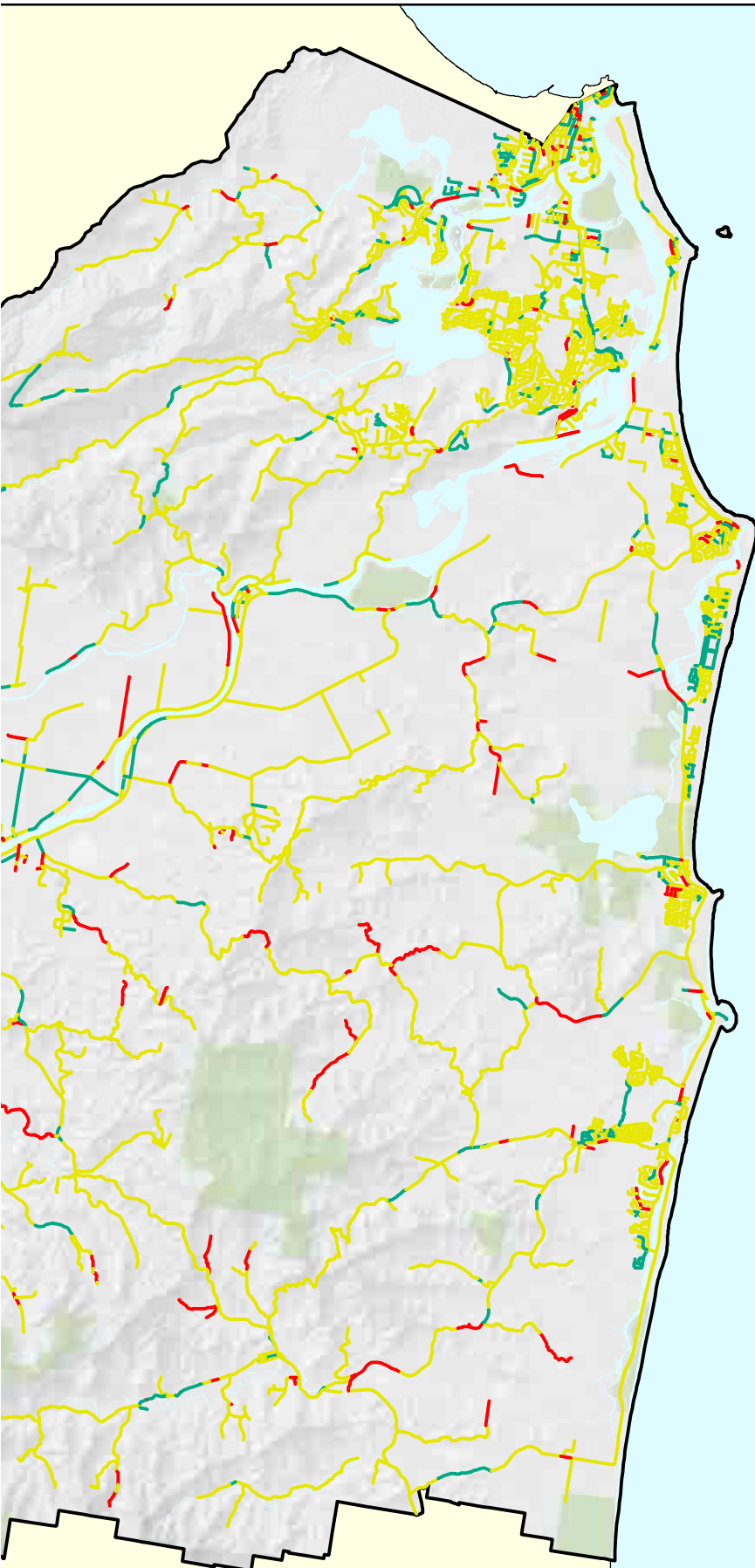
GOLD COAST
CITY

SCENIC RIM
REGIONAL

KYOGLÉ SHIRE

LISMORE CITY





BYRON SHIRE

Overall Condition Index

- Good
- Fair
- Poor
- National Parks and Nature Reserves

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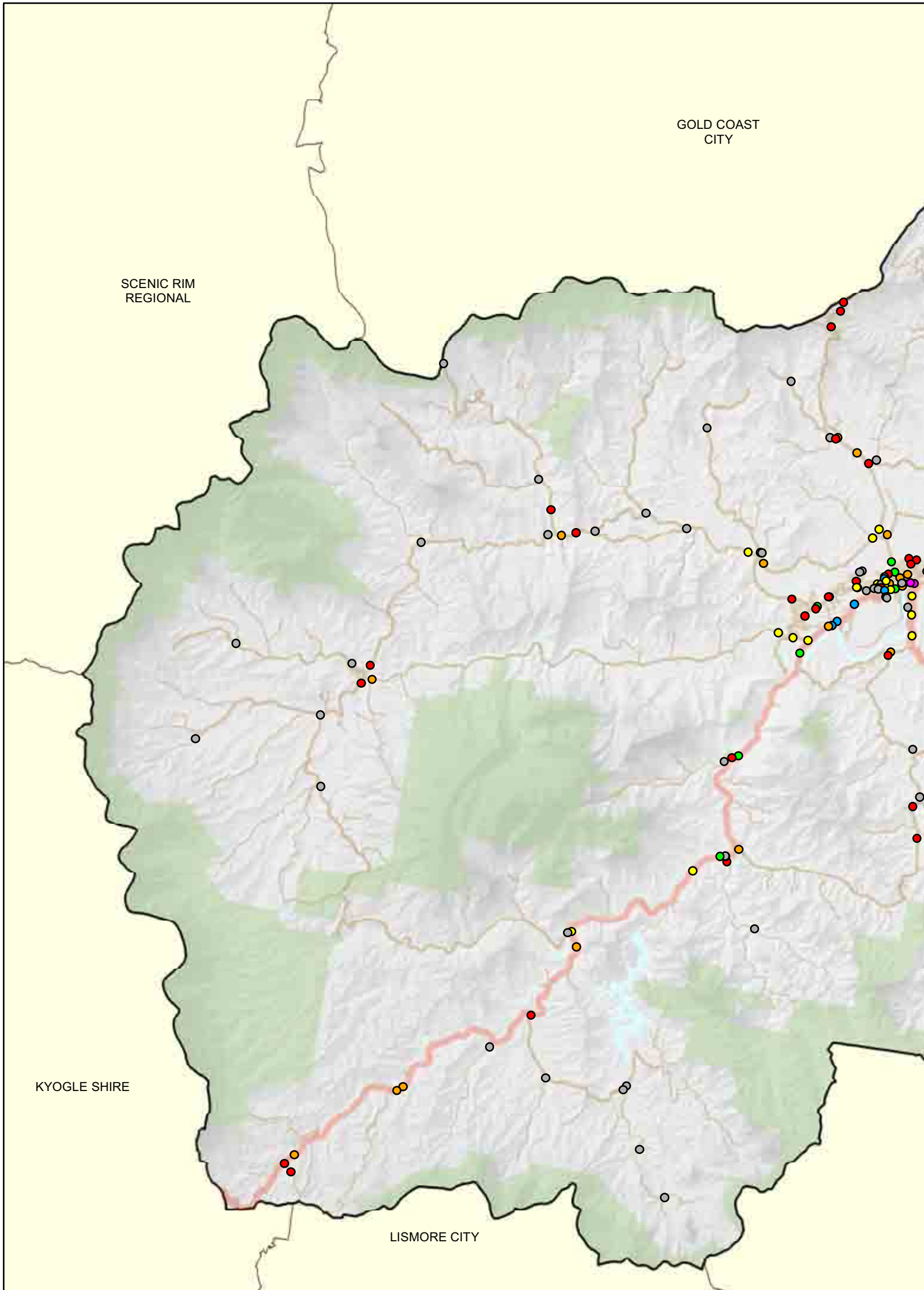


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GOLD COAST
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LISMORE CITY

Rural Land Strategy

Map 46









Average Annual Daily Traffic Counts

Traffic Counts (as at Nov 2014)

AADT

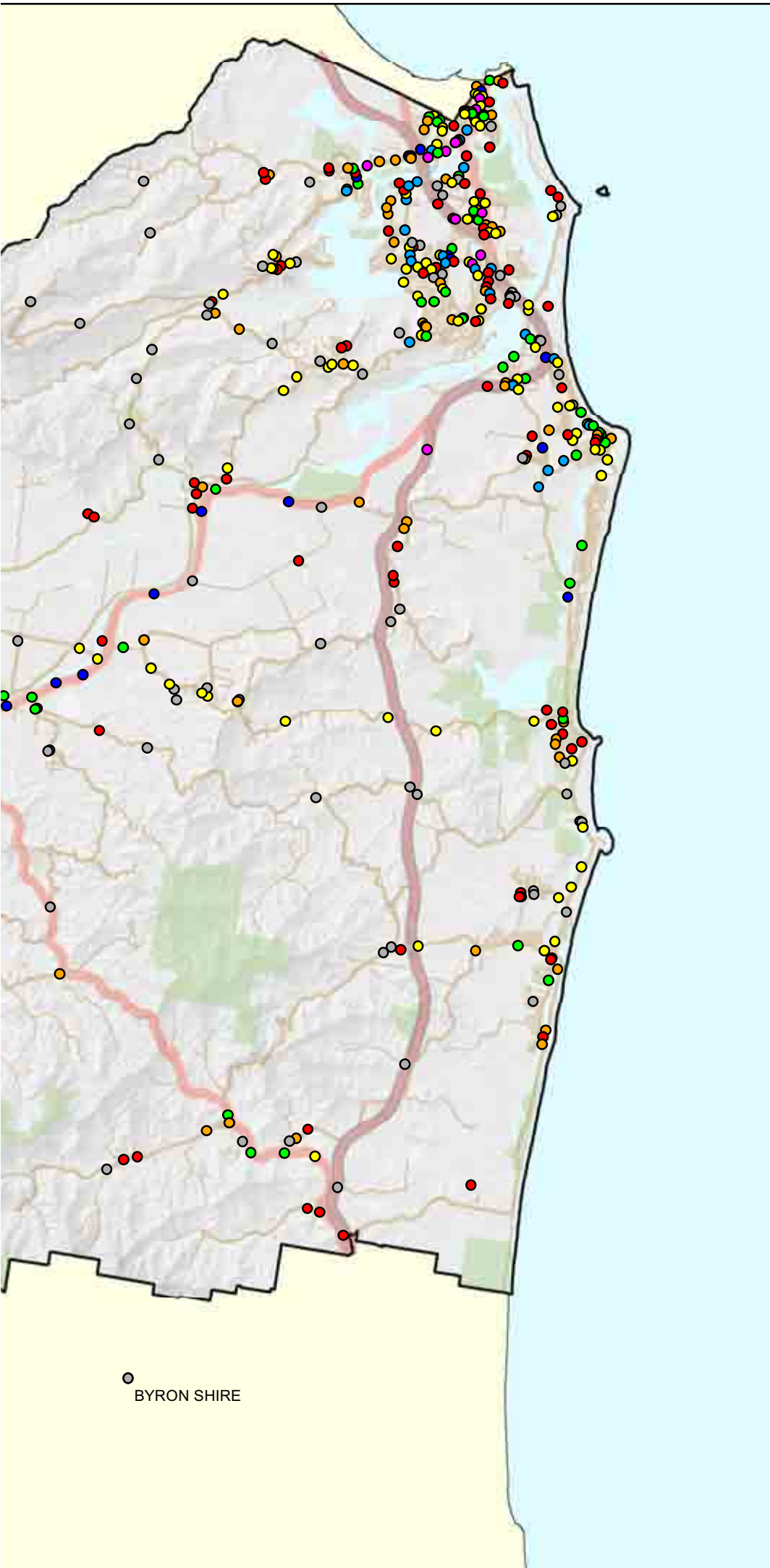
- 32 - 461
- 462 - 953
- 954 - 1651
- 1652 - 2677
- 2678 - 4234
- 4235 - 6484
- 6485 - 9692
- 9693 - 13833
- 13834 - 23600
- 23601 - 42724

Road Hierarchy

-  HIGHWAY
-  ARTERIAL ROAD
-  SUB ARTERIAL ROAD
-  COLLECTOR ROAD
-  LOCAL ROAD
-  ACCESS RAMP
-  SERVICE ROAD
-  TRACK

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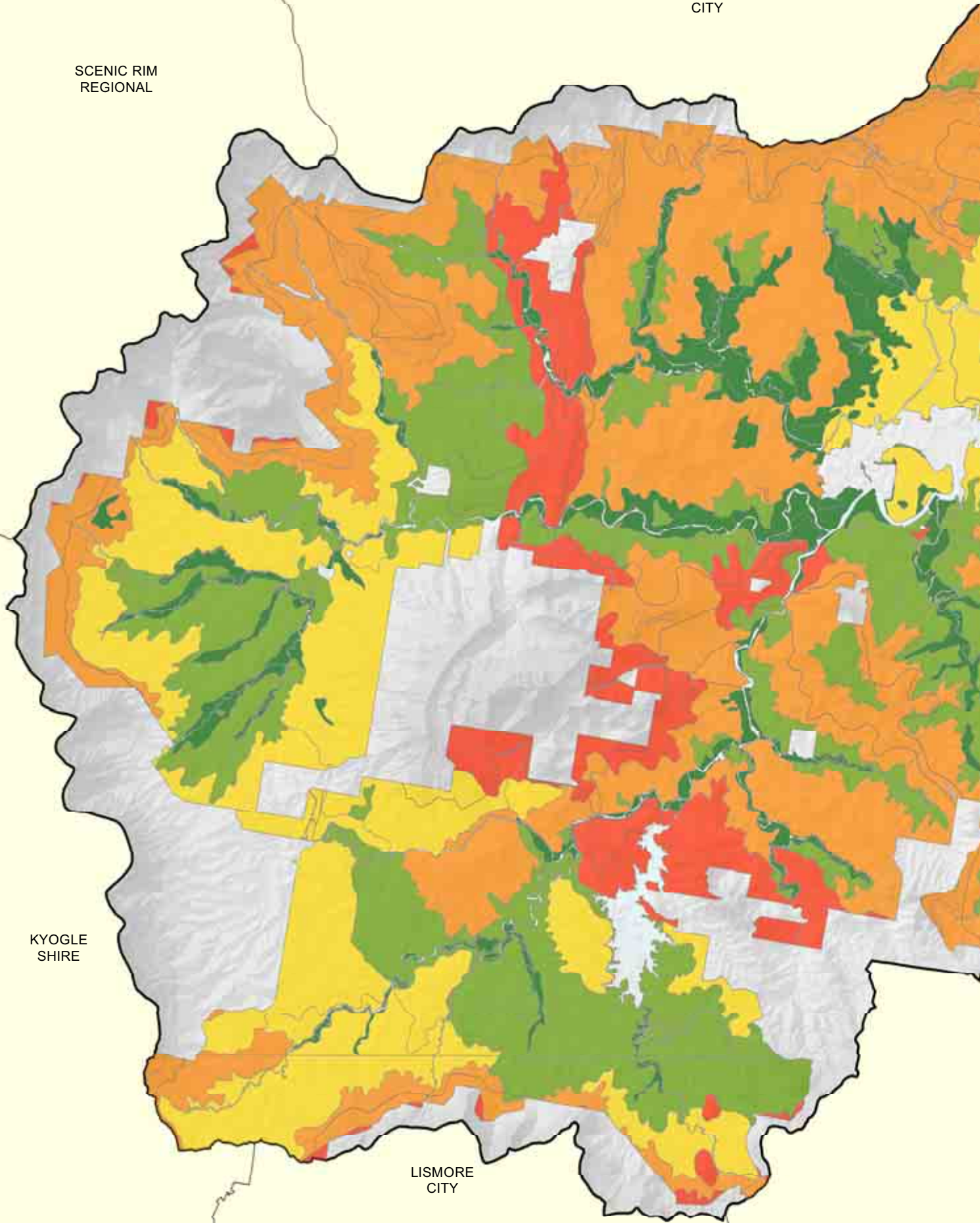
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



Rural Land Strategy

Map 47

Land and Soil Capability

Land and Soil Capability

	3	(8,825 ha, 10.27%)
	4	(20,132 ha, 23.44%)
	5	(41.6 ha, 0.001%)
	6	(21,428 ha, 24.95%)
	7	(31,783 ha, 37.01%)
	8	(3,636 ha, 4.23%)
	Surrounding LGA's	

LSC Displayed for all Rural and Environmental Zones (RU1, RU2, R5, 7(a), 7(d), 7(l))

Total area of Rural and Environmental Zones 85,869 ha

Total area of Tweed Shire 131,868 ha


- Class 1 - capable of most rural land uses
- Class 2 - very good cropping land, slopes 1-3%
- Class 3 - require earthworks to control runoff and erosion, slopes 3-10%
- Class 4 - moderate to severe limitations for some land uses, slopes 10-20%
- Class 5 - generally more suitable for grazing, slopes 10-20%
- Class 6 - very severe limitations, generally suitable only for grazing, slopes 20-33%
- Class 7 - extremely severe limitations for most land uses
- Class 8 - not suitable for any agricultural production


Source - Office of Environment and Heritage
November 2013

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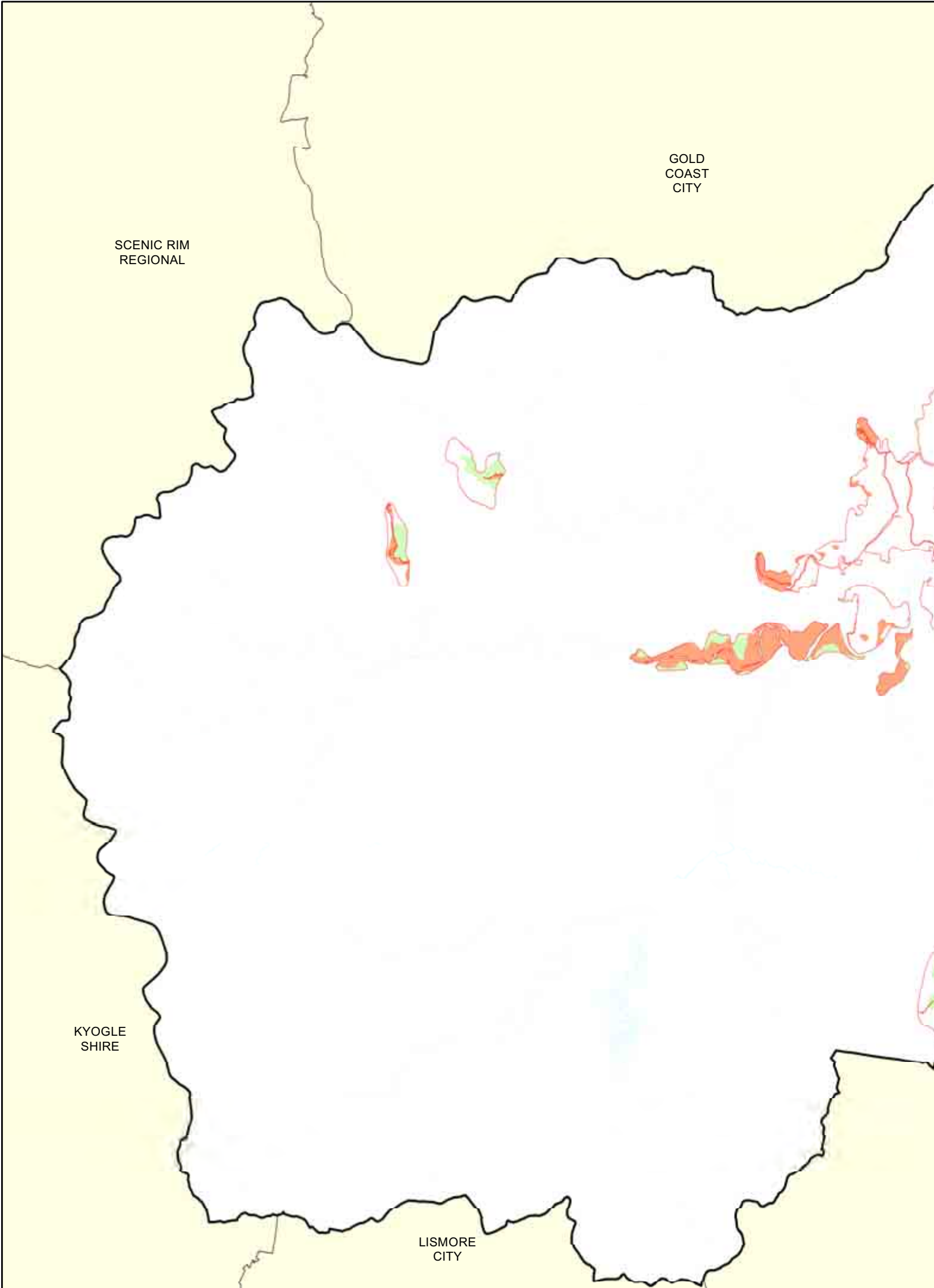
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
Map 48

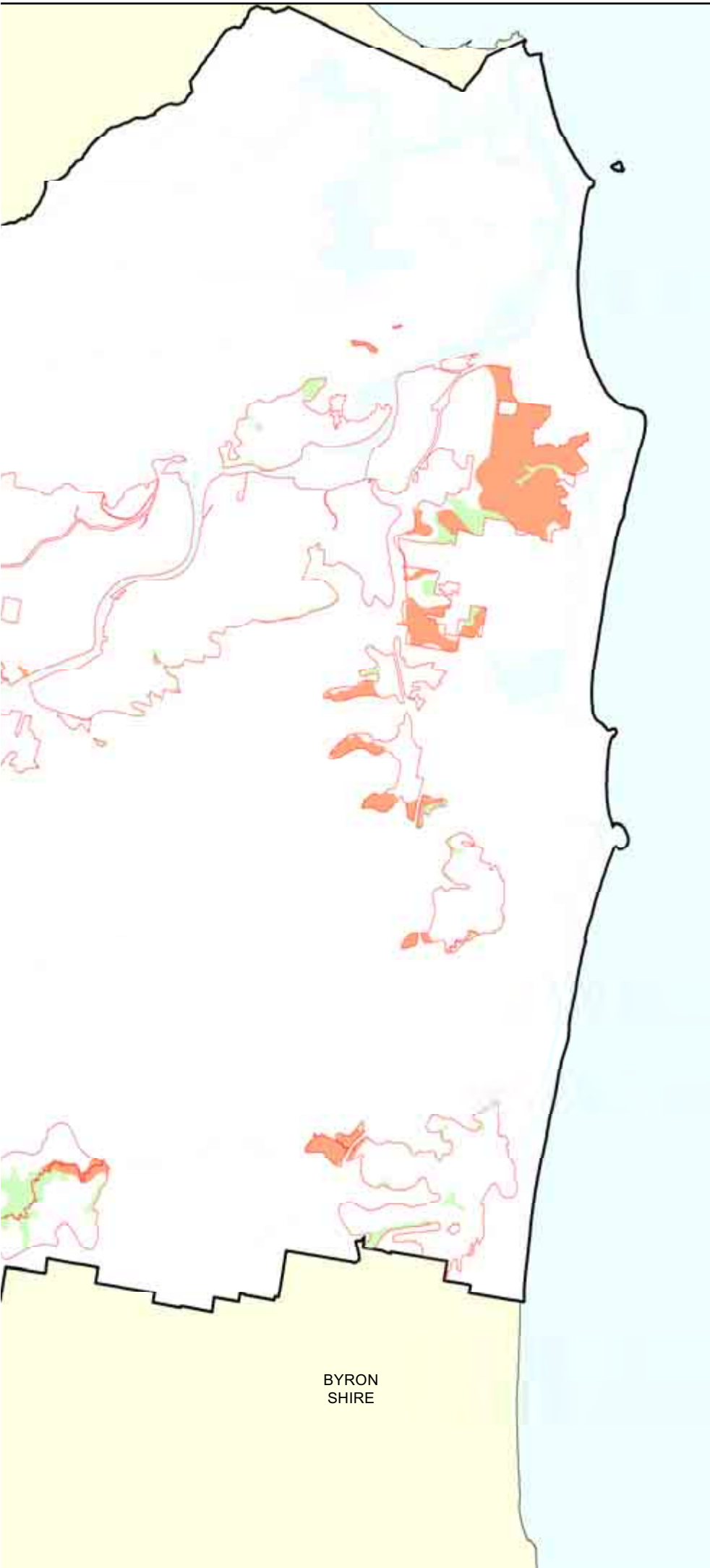
Land and Soil Capability Classes 3 and 4 RU1 Rural Landscape LEP 2014

 RU1 - Primary Production

Land and Soil Capability

 Class 3 (6,269 Ha)

 Class 4 (10,424 Ha)



•LSC Class 3: Moderate capability land:
Land has moderate to high limitations for high-impact land uses. Will restrict land management options for regular high-impact land uses such as cropping, high-intensity grazing and horticulture. These limitations can only be managed by specialised management practices with a high level of knowledge, expertise, inputs, investment and technology.

•LSC Class 4: Moderate-low capability land:
Land has high limitations for high-impact land uses. Will largely restrict land use to grazing, some horticulture (orchards), forestry and nature conservation. The limitations need to be carefully managed to prevent long-term degradation.

Data Source for LSC
NSW Fertility_LSC_CSG_v131024


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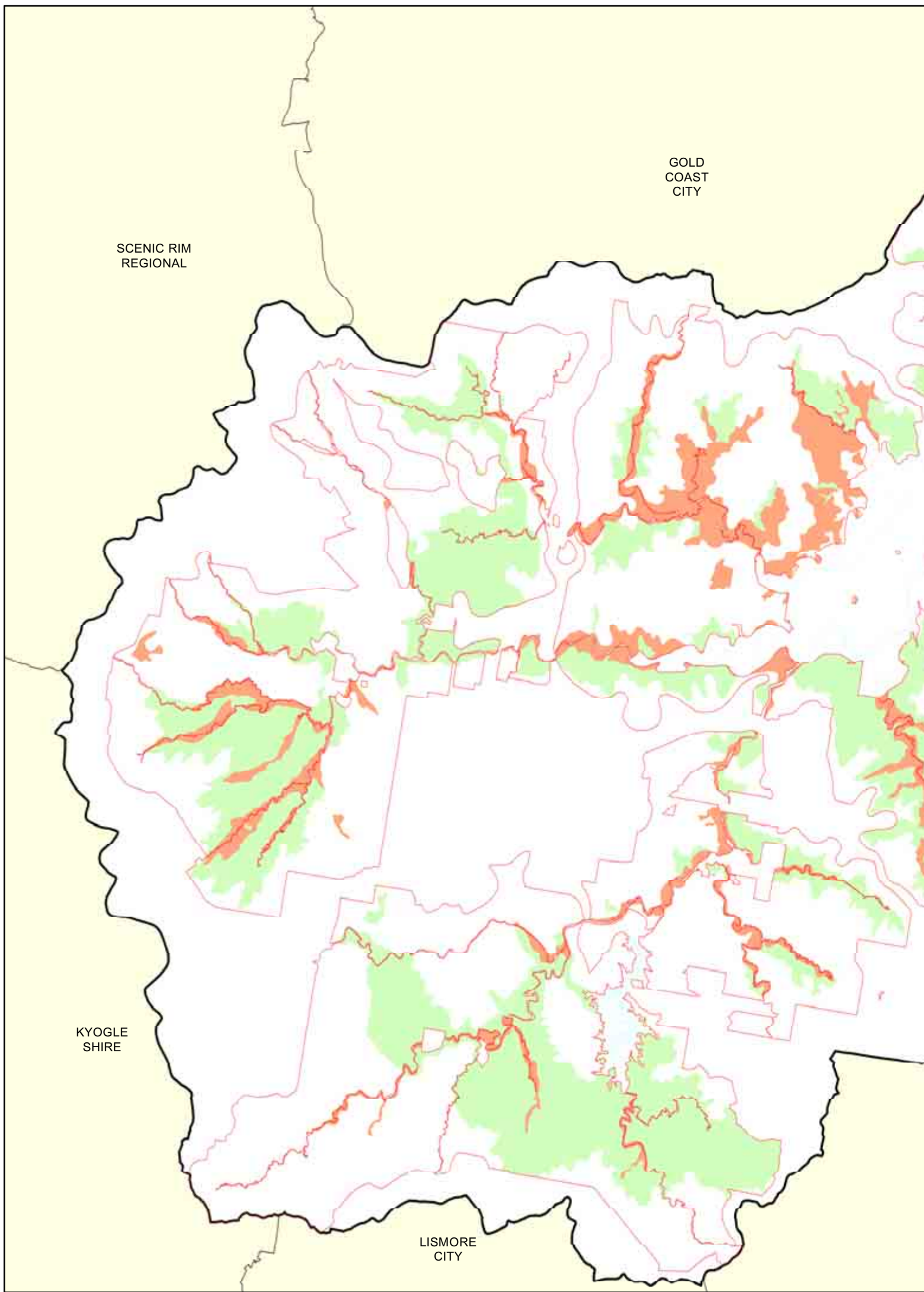
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Rural Land Strategy


Map 49

Land and Soil Capability Classes 3 and 4 RU2 Rural Landscape LEP 2014

 RU2 - Rural Landscape

Land and Soil Capability

 Class 3 (10,211 Ha)

 Class 4 (22,302 Ha)

•LSC Class 3: Moderate capability land:
Land has moderate to high limitations for high-impact land uses. Will restrict land management options for regular high-impact land uses such as cropping, high-intensity grazing and horticulture. These limitations can only be managed by specialised management practices with a high level of knowledge, expertise, inputs, investment and technology.

•LSC Class 4: Moderate-low capability land:
Land has high limitations for high-impact land uses. Will largely restrict land use to grazing, some horticulture (orchards), forestry and nature conservation. The limitations need to be carefully managed to prevent long-term degradation.

Data Source for LSC
NSW Fertility_LSC_CSG_v131024


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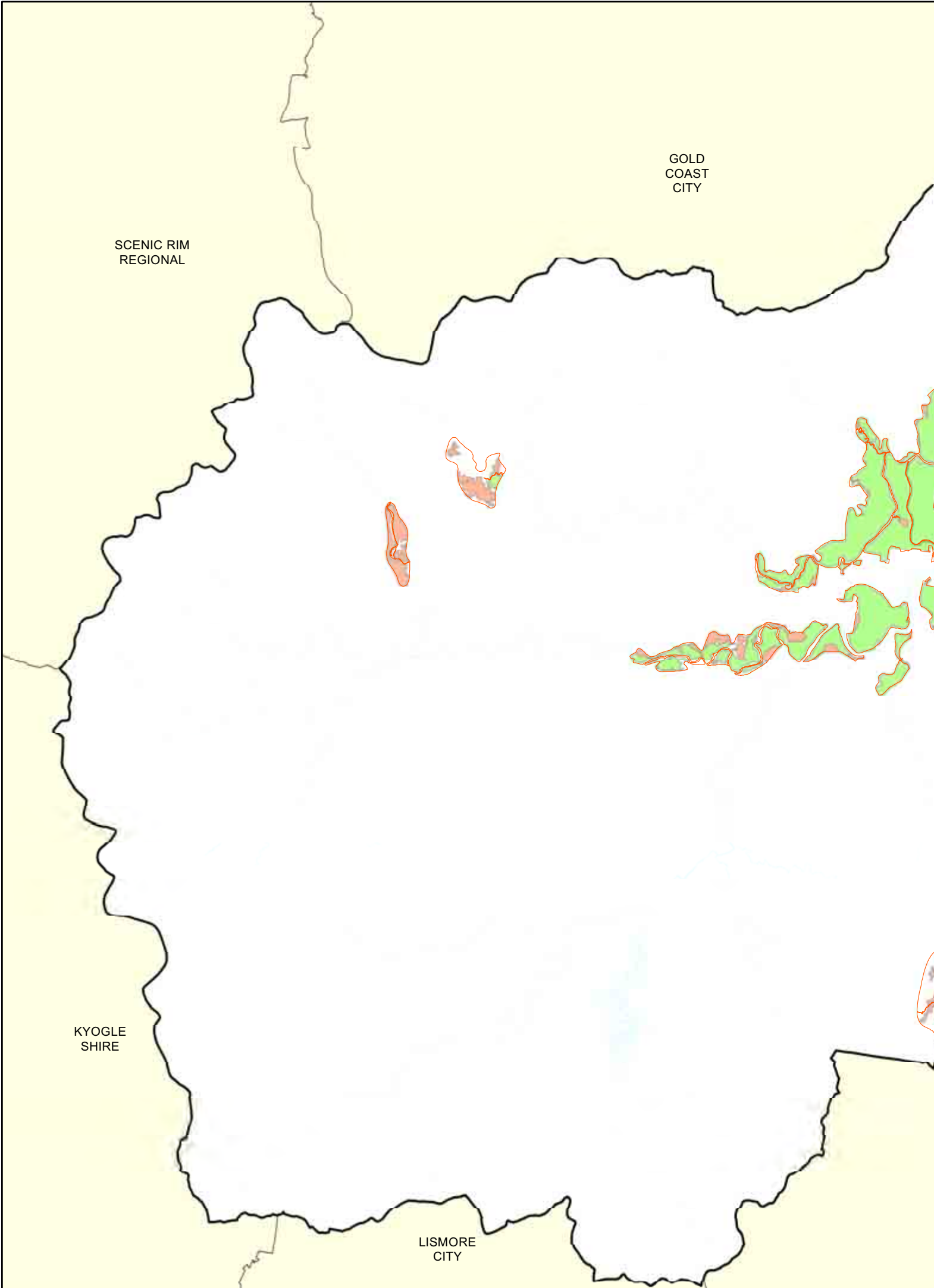
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Rural Land Strategy

Map 50

Agricultural Land Suitability Classes 2, 3 and 4 in RU1 - Primary Production LEP 2014

 RU1 - Primary Production

Suitability Class

 Class 2

 Class 3

 Class 4

• Class 2: Represents arable land suitable for regular cultivation for crops, but not suited to continuous cultivation. It has a moderate to high suitability for agriculture but edaphic (soil factors) or environmental constraints reduce the overall level of production and may limit the cropping phase to a rotation with sown pastures.

• Class 3: Grazing land or land well suited to pasture improvement. It may be cultivated or cropped in rotation with sown pasture. The overall production level is moderate because of edaphic or environmental constraints. Erosion hazard, soil structural breakdown or other factors, including climate, may limit the capacity for cultivation and soil conservation or drainage works may be required.

• Class 4: Land suitable for grazing but not for cultivation. Agriculture is based on native pastures or improved pastures established using minimum tillage techniques. Production may be seasonally high but the overall production level is low as a result of major environmental constraints.

Data Source for Agricultural
Land Suitability
Sp_Agric_Land_Suit
(NSW Agriculture 1997)


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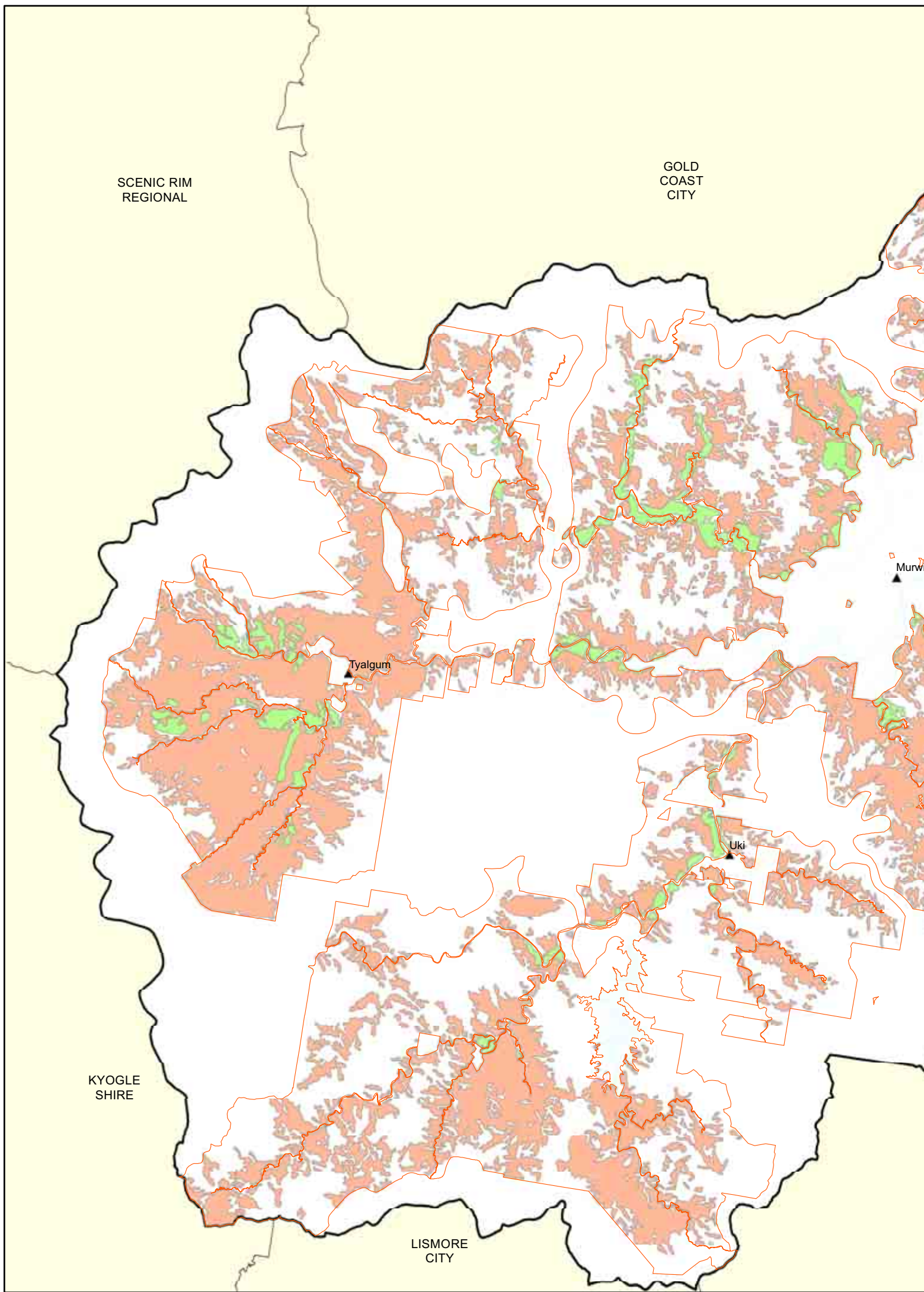
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Tyalgum
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Uki
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Rural Land Strategy


Map 51

Agricultural Land Suitability Classes 2, 3 and 4 RU2 - Rural Landscape LEP 2014

 RU2 - Rural Landscape

Suitability Class

 Class 2

 Class 3

 Class 4

- Class 2: Represents arable land suitable for regular cultivation for crops, but not suited to continuous cultivation. It has a moderate to high suitability for agriculture but edaphic (soil factors) or environmental constraints reduce the overall level of production and may limit the cropping phase to a rotation with sown pastures.

- Class 3: Grazing land or land well suited to pasture improvement. It may be cultivated or cropped in rotation with sown pasture. The overall production level is moderate because of edaphic or environmental constraints. Erosion hazard, soil structural breakdown or other factors, including climate, may limit the capacity for cultivation and soil conservation or drainage works may be required.

- Class 4: Land suitable for grazing but not for cultivation. Agriculture is based on native pastures or improved pastures established using minimum tillage techniques. Production may be seasonally high but the overall production level is low as a result of major environmental constraints.

Data Source:
Agricultural Land Suitability
Sp_Agric_Land_Suit
(NSW Agriculture 1997)


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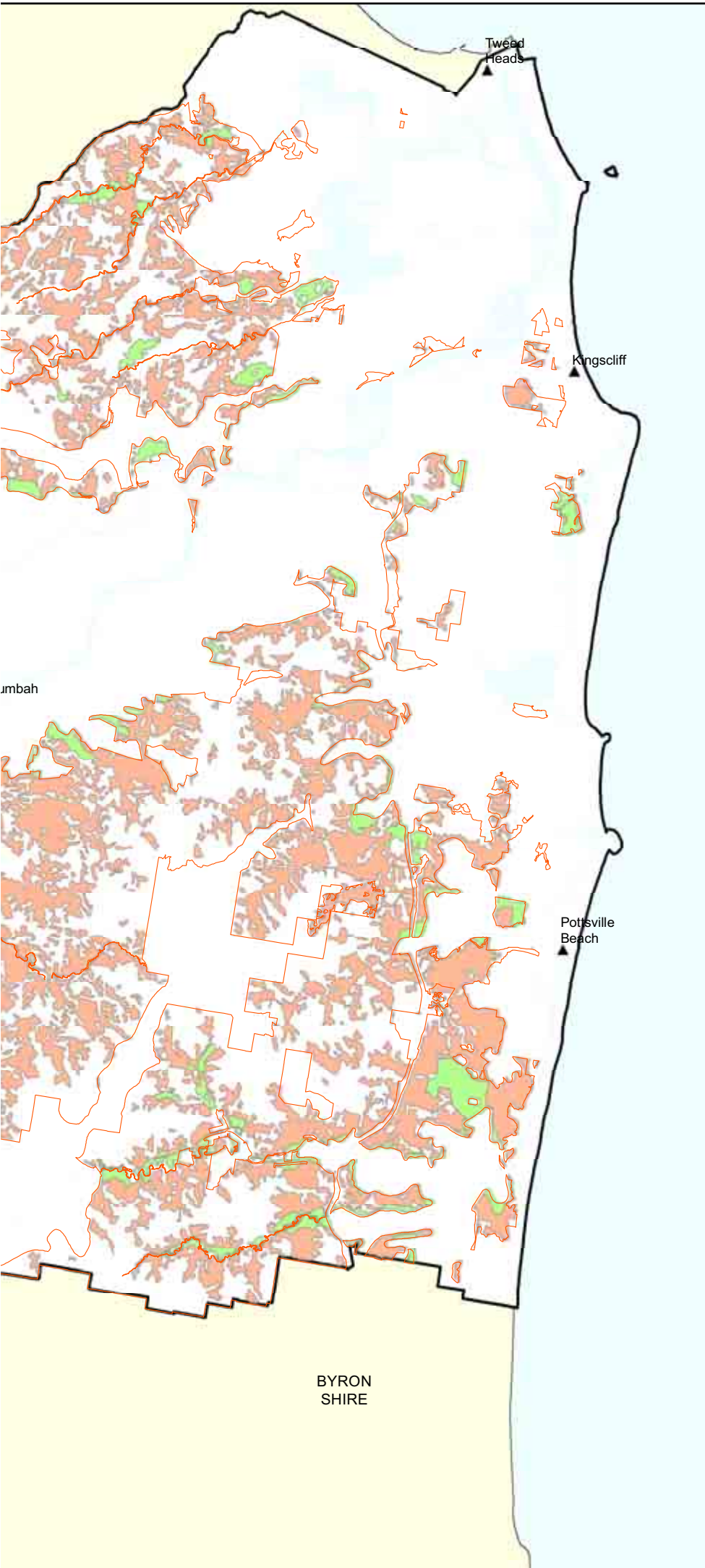
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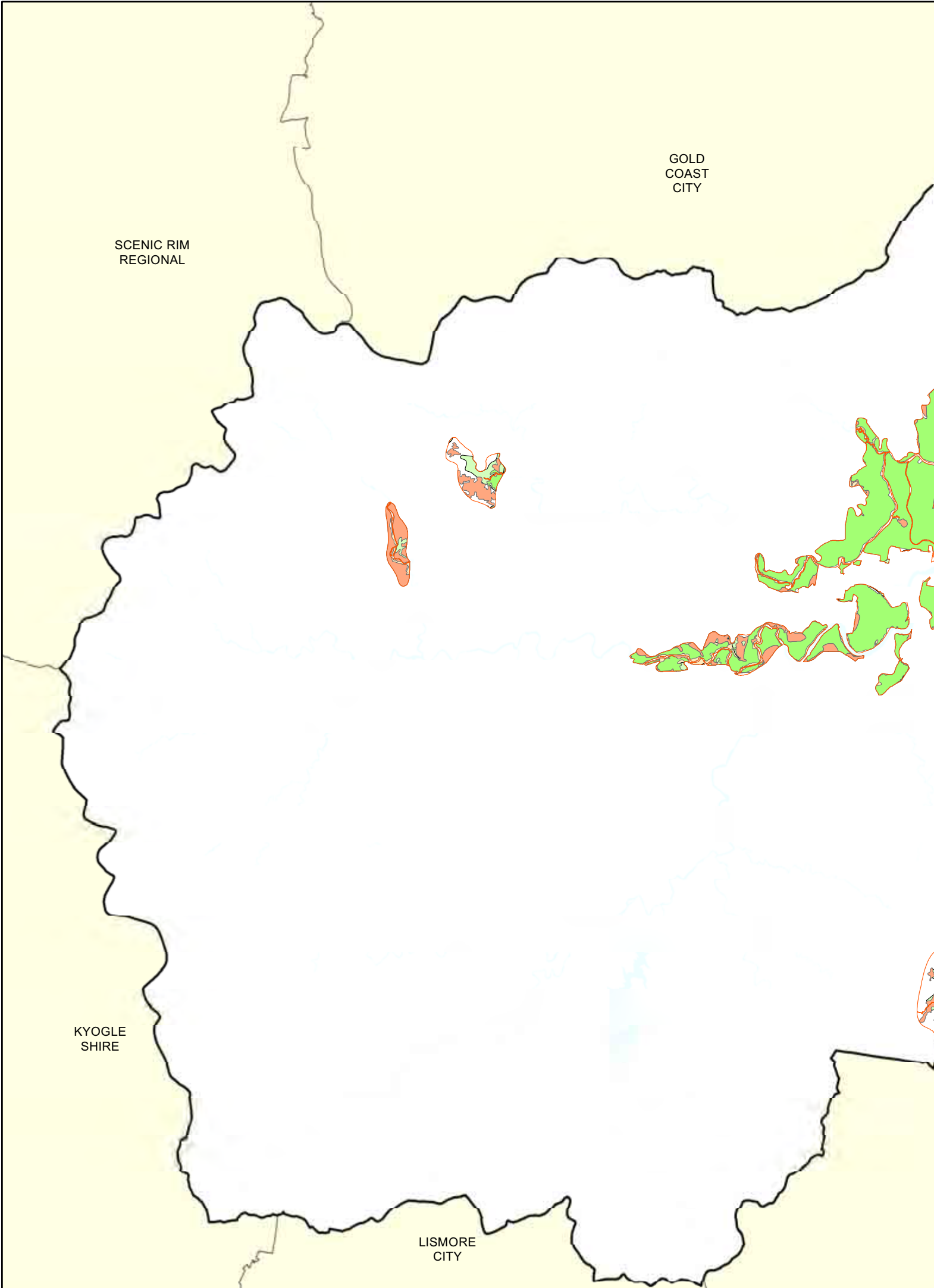


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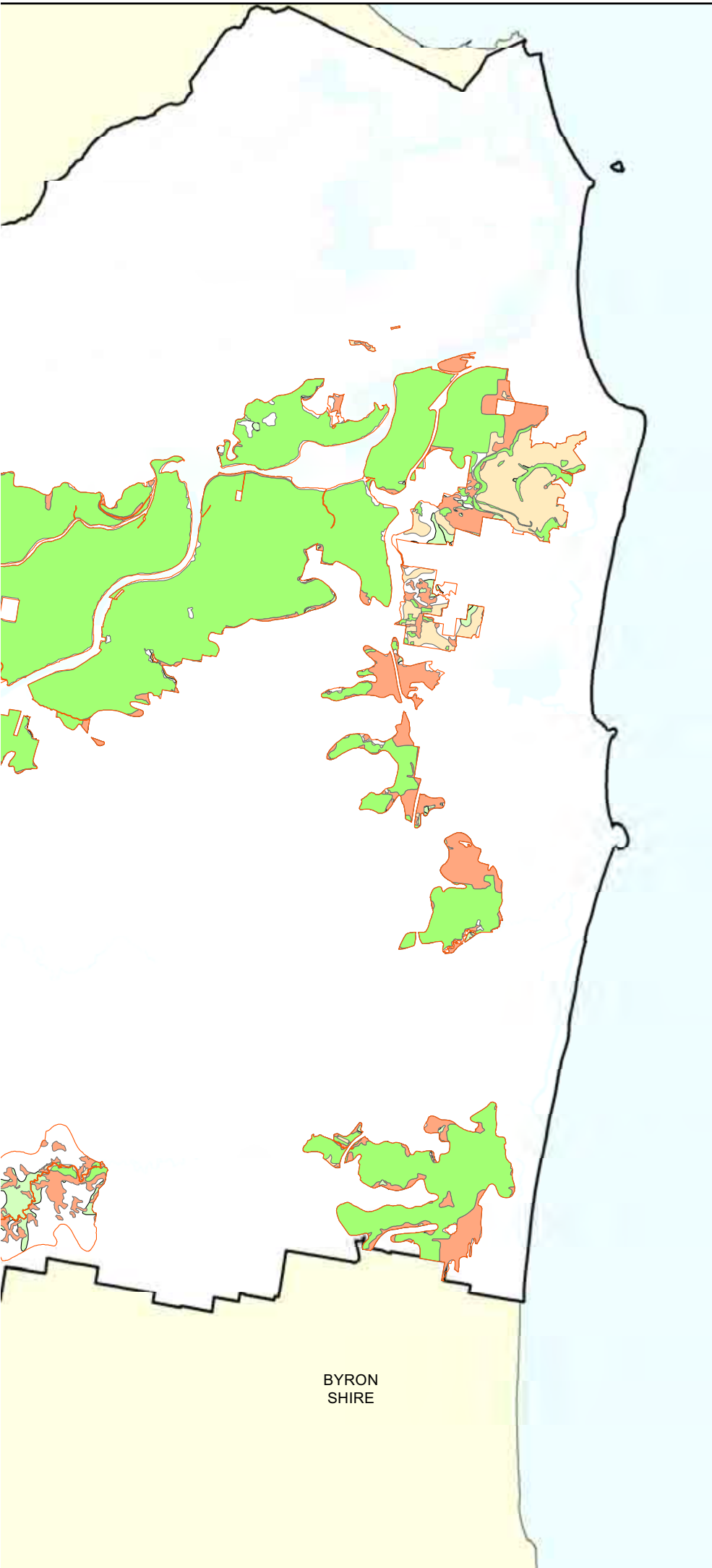
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Rural Land Strategy

Map 52

Agricultural Land Suitability and Land And Soil Classification RU1 - Primary Production LEP 2014



 RU1 - Primary Production


Suitability Class

 Class 3

 Class 4

Land and Soil Capability

 Class 3

 Class 4

Data Source:
Agricultural Land Suitability
Sp_Agric_Land_Suit
(NSW Agriculture 1997)

Land and Soil Classification
NSW Fertility_LSC_CSG_v131024


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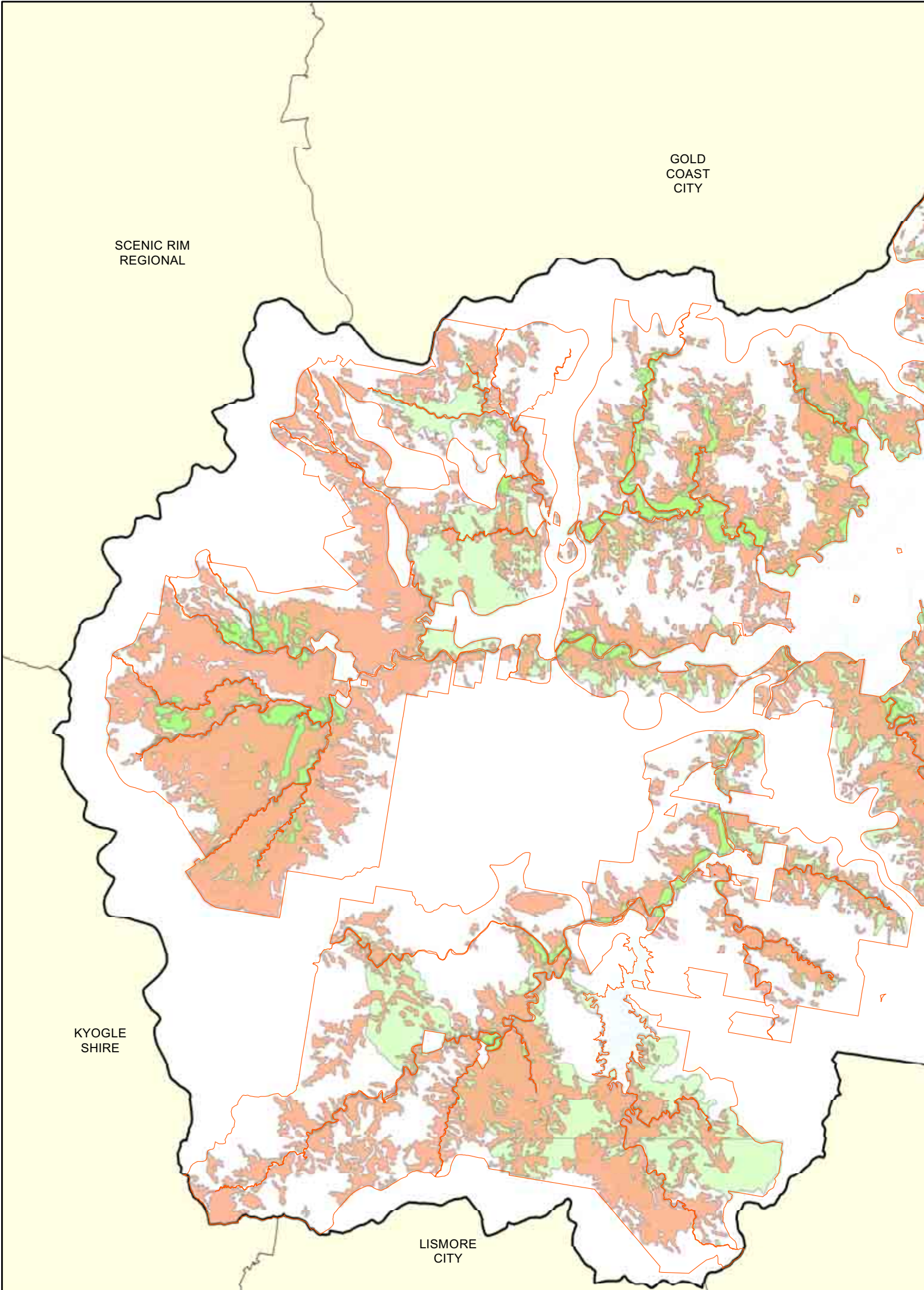
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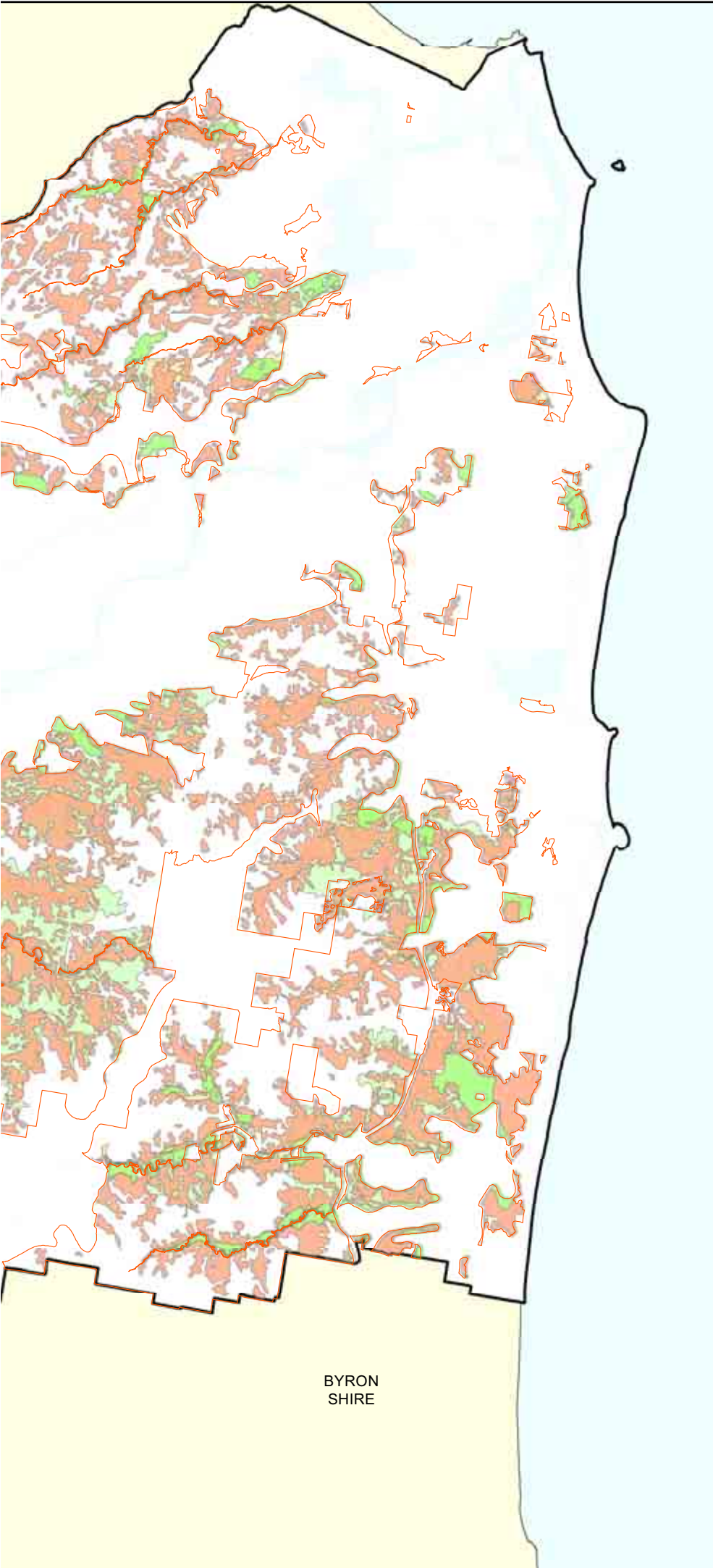
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


Rural Land Strategy

Map 53

Agricultural Land Suitability and Land And Soil Classification RU2 - Rural Landscape LEP 2014



 RU2 - Rural Landscape

Suitability Class


 Class 2

 Class 3

 Class 4

Land and Soil Capability

 Class 3

 Class 4

Data Source:
Agricultural Land Suitability
Sp_Agric_Land_Suit
(NSW Agriculture 1997)

Land and Soil Classification
NSW Fertility_LSC_CSG_v131024


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MGA Zone 56
Datum - GDA 94

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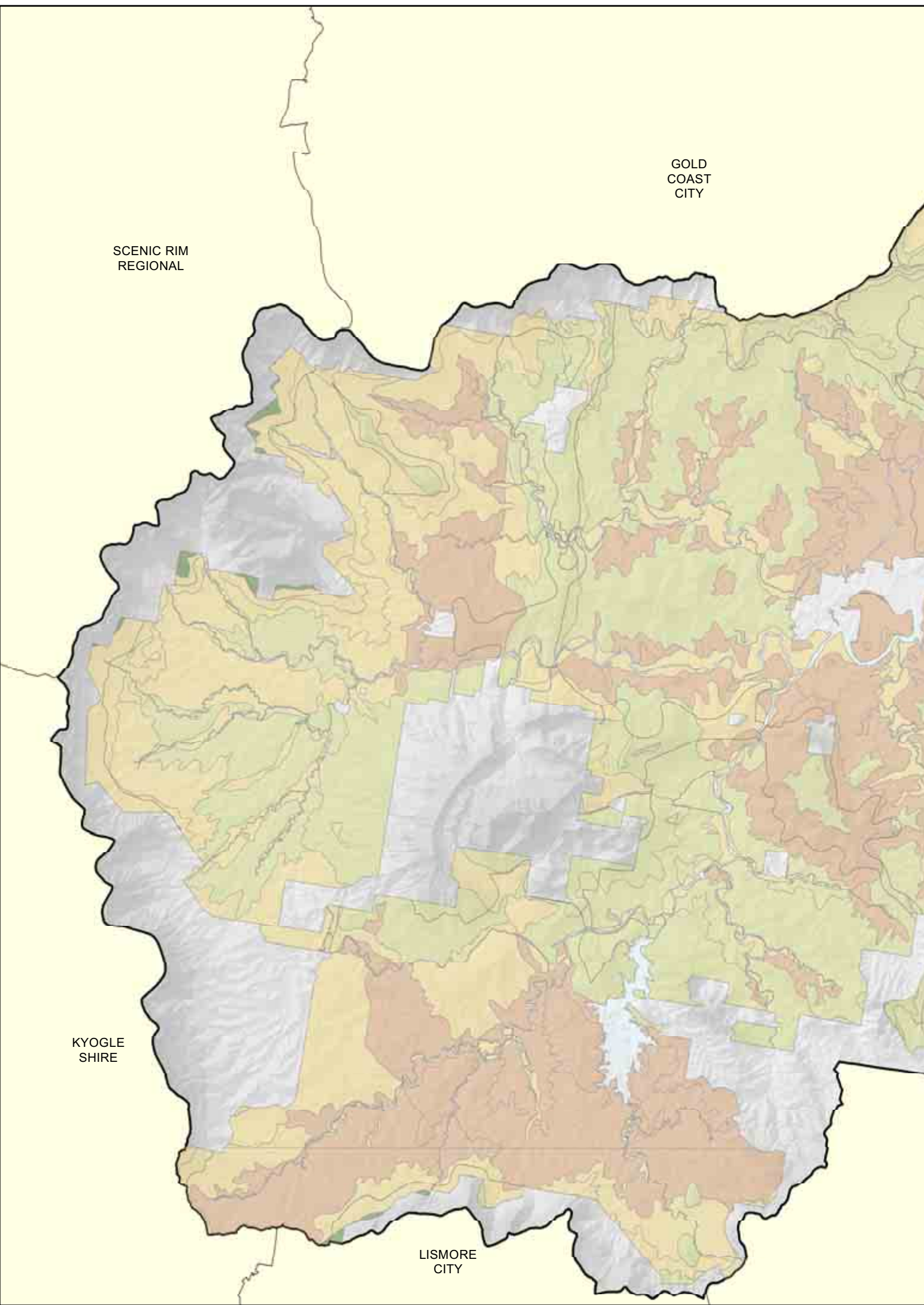
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REGIONAL

GOLD
COAST
CITY

KYOGL
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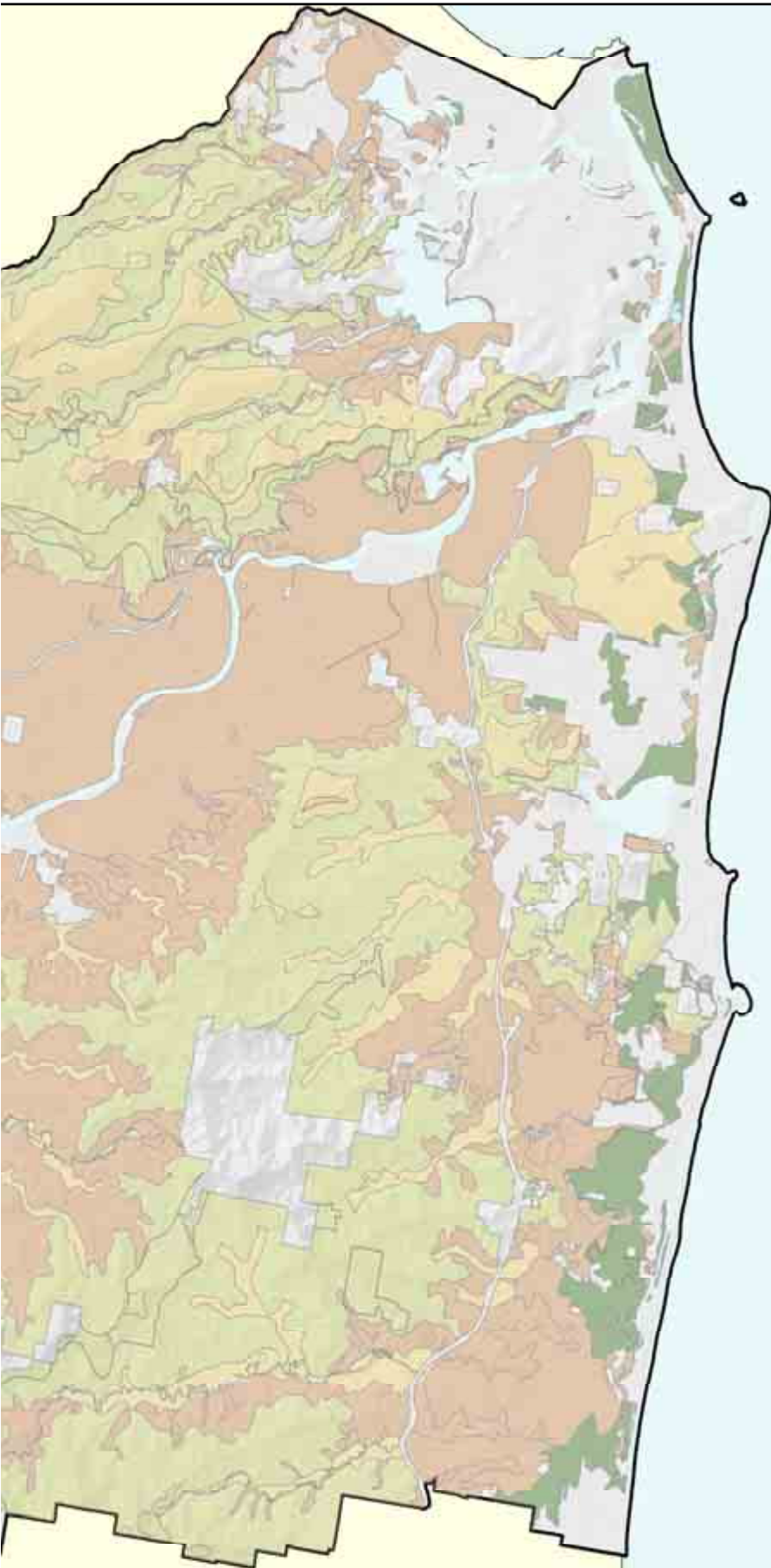
LISMORE
CITY









Rural Land Strategy

Map 54

Inherent Soil Fertility



Inherent Soil Fertility

	Low (748.1 ha 0.87%)
	Moderate (31,668 ha, 36.87%)
	Moderately high (21,503 ha, 25.04%)
	Moderately low (31,924 ha, 37.17%)
	Not assessed (26.3 ha, 0.03%)
	Water 0.135 ha (0.0007%)

Inherent displayed for all rural and environmental zones (RU1, RU2, R5, 7(a), 7(d), 7(l))

Total area of rural and environmental zones 85,869 ha (65.11% of Shire)

Total area of Tweed Shire 131,868 ha

NOTE:


LSC classes are based on the biophysical features of the land which determine the on-site and off-site limitations and hazards of the land and include soil type, slope, landform position, acidity, salinity, drainage, rockiness and climate.


Source - Office of Environment and Heritage
November 2013

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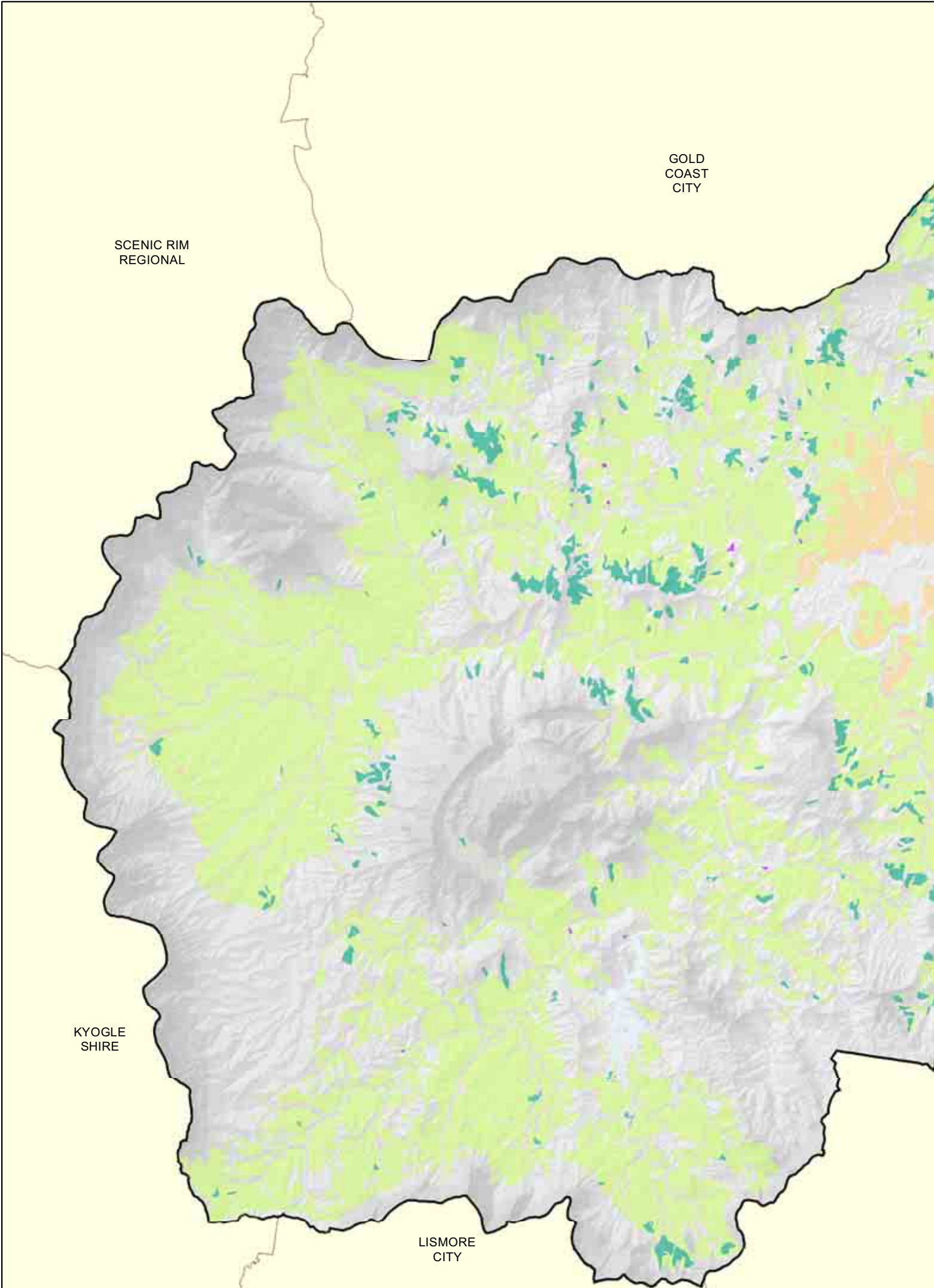
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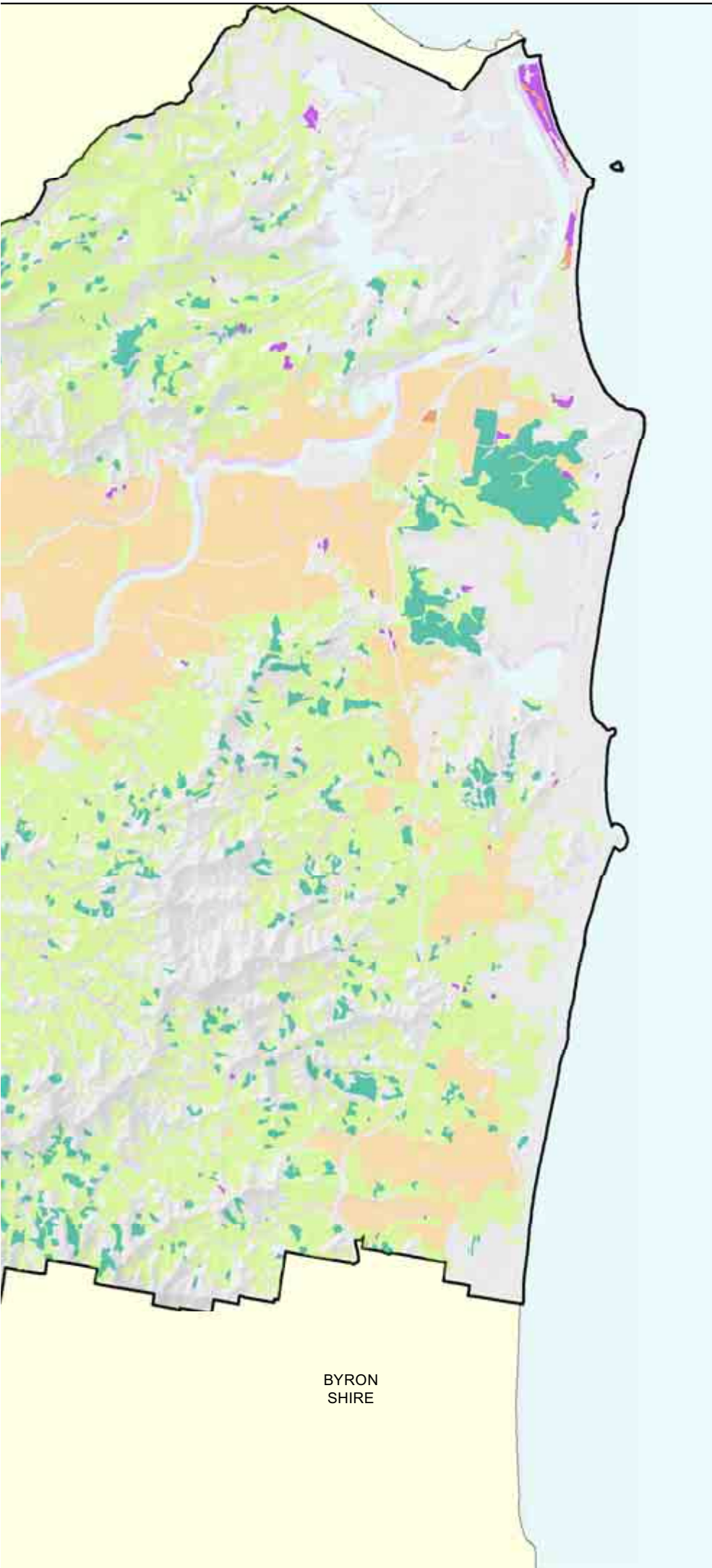
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Rural Land Strategy

Map 55

Landuse



- Cropping
- Grazing or Grassland
- Horticulture
- Intensive Animal Production
- Mining and Quarrying
- Recreation
- Waterbodies and Related Features

Description	Area (Ha)
Cropping	8,957
Grazing or Grassland	48,666
Horticulture	4,448
Intensive Animal Production	9
Mining and Quarrying	221
Recreation	36
Urban/Residential	934
Utilities/Other	442
Waterbodies and Related Features	3,420

NOTE:


Maps generated for indicative purpose only and accurate at time of creation

Source data SP_Landform (2006)
(records displayed based on Vegetation Description)
cropping, grazing, horticulture, intensive animal, mining, recreation, urbn/residential, utilities, waterbodies

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