

Part 2a

Policy directions and key actions

Abbreviations and definitions

BSAL	Biophysical Strategic Agricultural Land
Council	Tweed Shire Council
DAU	Development Assessment Unit (of Tweed Shire Council)
DCP	<i>Tweed Development Control Plan 2008</i>
DPI	Department of Primary Industries
DPIE	Department of Planning, Industry and Environment
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.
EPAA	<i>Environmental Planning and Assessment Act 1979</i>
E Zone	Environmental zones as defined in Standard Instrument (Local Environmental Plans) Order 2006 and DPIE publication <i>Recommendations from the Review of E Zones in the Far North Coast</i>
LEP 2000	<i>Tweed Local Environmental Plan 2000</i>
LEP 2014	<i>Tweed Local Environmental Plan 2014</i>
LLS	Local Land Services
LSC	Land and Soil Classification System
LSPS	Local Strategic Planning Statement
MLS	Minimum lot size as defined in Tweed LEP 2014
NPWS	National Parks and Wildlife Service
OEH	Office of Environment and Heritage
RDA	Regional Development Australia
RFS	Rural Fire Service
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
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.
SEPP	<i>State Environmental Planning Policy</i>
SES	State Emergency Services

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:

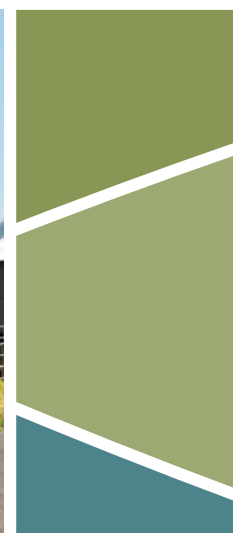
- Short term (1–2 years, high priority)
- Medium term (2–5 years)
- Long term (5 years plus, and/or ongoing)

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).

How will actions be implemented?

Diagrams illustrating the process for implementation of actions can be found at the end of this section.



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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.

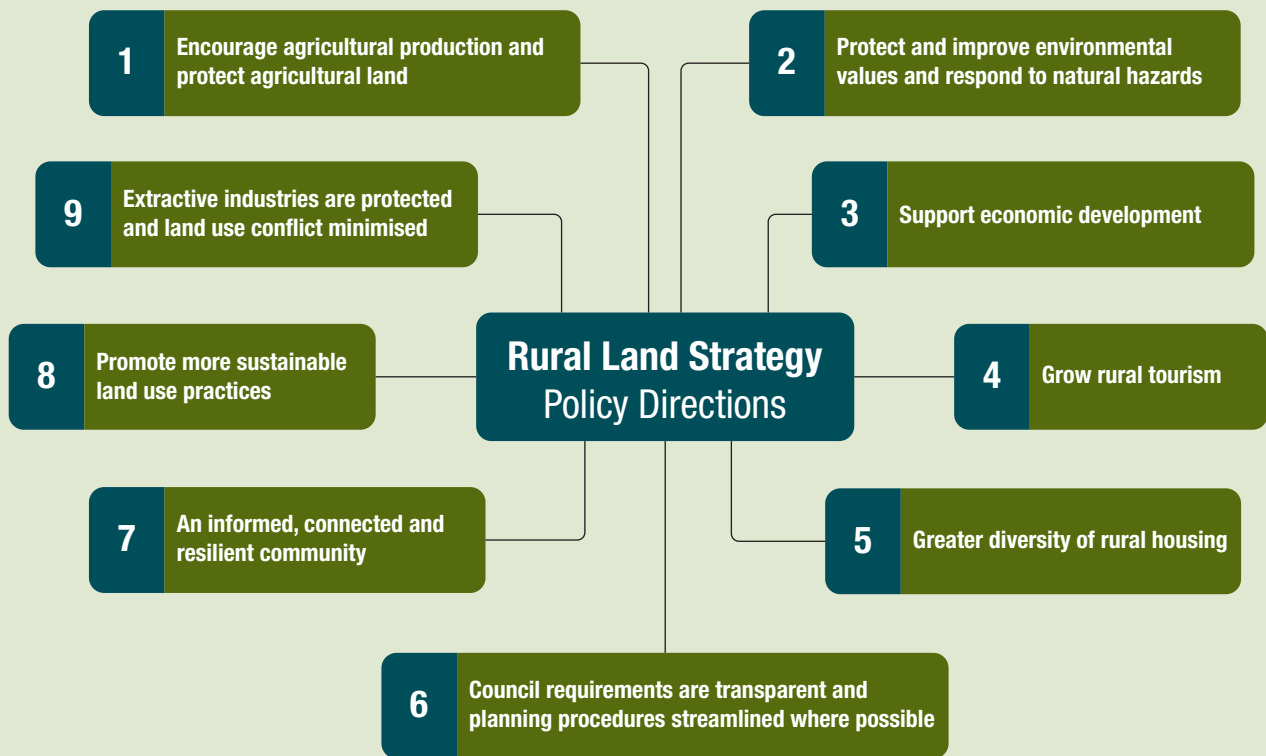


Figure 4: Policy Directions





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.
- Maintaining or increasing the minimum lot size for RU1 (10ha MLS) Primary Production zone to 40 hectares is reviewed.
- 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 are tall, golden-brown grasses. The middle ground shows a green field with scattered trees and a grey barn on the right. The background features rolling green hills and mountains under a blue sky with light 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:

- Investigate making Dual Occupancy (detached) permissible with consent on properties equal to or greater 40 hectares in the RU1 and RU2 zones.
- Investigate making Secondary dwellings permissible with consent on properties equal to or greater 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. It is connected to a bridge on the left. 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 on-going 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.



