

**Attachment 5**  
**Draft Tweed Rural Land Strategy**  
**Draft proposed amendments generated during meetings with Councillors and landowners since 16 October 2018**  
**(For Council consideration and resolution prior to making further amendments to the Draft Strategy)**  
(NOTE: Deletions = Strikethrough; Additions = Bold + Underline)

Proposed amendments as discussed with Councillors Tuesday 16 October 2018, Murwillumbah Civic and Cultural Centre Present: Cr. Milne, Cr. Cooper, Vince Connell and Stuart Russell									
No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
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 <del>the rural lifestyle benefits of living in or visiting rural Tweed.</del>	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.	Tweed Tourism Company Government agencies Destination NSW Council	Rural Tweed	Medium term	Low Subject to budget allocation of delivery partners	<ul style="list-style-type: none"> <li>Revised and updated <b><u>Destination Management Plan</u></b></li> </ul>	
63	RU1 and RU2 zones increased flexibility	<del>Amend</del> <b><u>Investigate amending</u></b> Tweed LEP 2014 to increase the range of permissible with consent landuses in the RU1 and RU2 zones	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.	Council DPE	RU1 and RU2 zoned land	Short Term	Low to medium	<ul style="list-style-type: none"> <li>Tweed LEP 2014</li> <li>Tweed DCP 2008</li> </ul>	Mixed use and other potentially useable landuses are currently prohibited in the RU1 and RU2 zones

64	RU1 and RU2 zones increased flexibility	<del>Amend</del> <b>Investigate amending</b> 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.	Council DPE	RU1 and RU2 zoned land	Short Term	Low to medium	<ul style="list-style-type: none"> <li>Tweed LEP 2014</li> <li>Tweed DCP 2008</li> </ul>	
67	Tourist and visitor accommodation	Review options to amend Tweed LEP 2014 to permit <b>a range of</b> <del>with consent</del> "tourist and visitor accommodation" in the RU1 and RU2 zones <del>and then prohibit "backpackers' accommodation", "hotel and motel accommodation" but not "serviced apartments"</del> .	Opportunities for greater diversity of compatible landuses integrated within a rural, environmental and scenic landscape.	Council DPE	Rural Tweed	Short Term	Low		Linked to actions 63–65
80	Attached commercial and retail development	Investigate options for the establishment of <b>small scale</b> restaurants, tea houses, <del>and small scale</del> 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.	Council DPE	Rural Tweed	Short Term	Low	<ul style="list-style-type: none"> <li>Tweed LEP 2014</li> <li>Tweed DCP 2008</li> <li>Tweed Destination Management Plan</li> </ul>	
135	Forestry	Collaborate with relevant Stage agencies and landowners with regard to <del>facilitating sustainable</del> <b>improving existing</b> forestry activities on private land and State Forests <b>to ensure sustainable operations</b> .	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.	NSW Forestry Government agencies Council	Commercial forestry areas both State-owned and private	Long term	Low Within the budget of appropriate government agencies	<ul style="list-style-type: none"> <li>Implementation strategies of government agencies</li> <li>Private forestry management plans</li> </ul>	Could apply to all development types

**Proposed amendments as discussed with Councillors Thursday 1 November 2018, Tweed Administrative Centre  
Present: Cr. Milne, Cr. Cherry, Cr. Cooper, Cr. Byrnes, Cr. Polglase and Cr. Allsop, Vince Connell and Stuart Russell**

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
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.	Council Research partners OEH LLS	<u>Rural Tweed</u>	<del>Medium</del> <u>Short</u> term	Pending external grant funding and Council contribution	<ul style="list-style-type: none"> <li>• Research</li> <li>• Education</li> <li>• Emissions reduction fund</li> <li>• Landowners</li> </ul>	NSW Climate Change Framework  Tweed Sustainable Agriculture Strategy
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	Council Rural landuser groups RDA Business chambers DPE	Rural Tweed	<del>Medium</del> <u>Short/Long</u> Term Ongoing	Medium	<ul style="list-style-type: none"> <li>• Economic development strategies</li> <li>• Incubator projects and industry specific initiatives</li> <li>• Tweed LEP 2014</li> <li>• Tweed DCP 2008</li> </ul>	Economic Development Strategy  Sustainable Agriculture Strategy
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.	Tweed Tourism Company Council Rural industry associations and cooperatives (formal and informal) DPE	Rural Tweed	<del>Medium</del> <u>Short/Long</u> Term Ongoing	Low-medium Subject to budget and resource allocation of delivery partners	<ul style="list-style-type: none"> <li>• Protocols, frameworks and processes established in agreement with delivery partners.</li> </ul>	Economic Development Strategy
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.	Council RMS Rural producers Tweed Tourism Company	Rural Tweed	<del>Medium</del> <u>Short</u> Term	Low	<ul style="list-style-type: none"> <li>• Council's GIS system</li> <li>• Tweed LEP 2014</li> <li>• Tweed DCP 2008</li> </ul>	

56	Function centres	Investigate the implications of making function centres permissible with consent in the RU2 zone <del>and if findings support change to the LEP, that the LEP be amended accordingly.</del>	If supported by the findings of an investigation of impact that function centres are made permissible with consent in the RU2 zone.	<b>Council</b>	Rural Tweed	<del>Short</del> <b>Medium</b> Term	Low	<ul style="list-style-type: none"> <li>Tweed LEP 2014</li> </ul>	
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.	Rural landowner cooperatives  Produce marketing agents  Council	Rural Tweed	Medium to long term	Food processing hub  Ongoing	<ul style="list-style-type: none"> <li>Local rural cooperatives and joint ventures</li> </ul>	
68	Restaurants and cafes – RU1 zone	<del>Amend</del> Investigate amending 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.	Council DPE Rural producers	RU1 Primary Production zoned land	Short term	Low	<ul style="list-style-type: none"> <li>Tweed LEP 2014</li> </ul>	
69	Restaurants and cafes – RU1 zone	<del>Prepare</del> <b>Pending the findings of Action 68, prepare</b> 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.	Council DPE Rural producers	RU1 Primary Production zoned land	Short term	Low	<ul style="list-style-type: none"> <li>Tweed DCP 2008</li> </ul>	
77	Wedding functions	<del>Prepare</del> <b>Investigate preparation of</b> guidelines and planning provisions for the operation of wedding functions in rural areas.	Certainty in the location and operation of wedding functions in rural areas.	Council DPE Local community	<u>Rural Tweed</u>	Medium term	Low	<ul style="list-style-type: none"> <li>Major rural-based events strategy</li> <li>Could be incorporated into the broader Rural Tourism Strategy</li> </ul>	Tweed Shire Events Strategy 2016–2020

87	Development contributions for small detached dwellings	<b>Investigate making</b> Dual occupancy (detached) that meet the maximum floor area requirements for secondary dwellings <del>to be exempt from</del> 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.	Council Landowners Housing industry	RU1 and RU2 zoned land	Short term	Low	<ul style="list-style-type: none"> <li>Tweed DCP 2008</li> <li>Section 94 Contributions Plan</li> </ul>	To be reviewed after an initial period of two years
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**Proposed amendments as discussed via email with Cr. Allsop and in meeting with upper Burringbar landowners Friday 9 November 2018, Murwillumbah Civic and Cultural Centre**

**Present: Chris Lonergan, Marcus Walker, Phil Connor, Craig Huf, Serena Dolinska, Iain Lonsdale and Stuart Russell**

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
10	Lot size increase - RU1 (10ha MLS)	<del>Amend</del> <b>Investigate the implications of amending</b> 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.	Council DPE DPI	RU1 (10ha MLS) zoned land	Medium term	Low	Tweed LEP 2014	Lot size increase - RU1 (10ha MLS)

**Proposed amendment discussed with Councillors and generated by Council officer after meeting with Councillors prior to Council meeting Thursday 15 November and Cultural Centre**

**Present: Cr. Milne, Cr. Cooper, Cr Byrnes, Cr Allsop, Cr Polglaze, Vince Connell and Stuart Russell**

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
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 <del>and include the criteria in the assessment list to be developed for undersized allotments in Action 91.</del>	Policy approach and assessment criteria developed for management of requests for dwellings on parts of allotments fragmented by construction of infrastructure such as roads.	Council DPE Service and infrastructure providers Landowners	Part of allotments fragmented by infrastructure where subdivision would create an allotment less than the MLS.	Long term	Low	Tweed LEP 2014 Tweed DCP 2008	Tweed LEP 2014 Tweed DCP 2008

		<b>including amalgamation of productive agricultural land.</b>							
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**Proposed amendments received via email from Cr. Milne on Thursday 15 November 2018**

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
82	Dual occupancy (detached) on properties greater than 40ha	Investigate amending Tweed LEP 2014 to permit with consent dual occupancy (detached) as a use on properties equal to or 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.	Council DPE Landowners of properties greater than 40 hectares	Rural properties greater than 40 hectares in the RU1 and RU2 zones	Short term	Low	Tweed LEP 2014 Tweed DCP 2008	
83	Secondary Dwellings on properties greater than 40ha	Investigate amending Tweed LEP 2014 to permit with consent secondary dwellings as a use on properties equal to or greater than 40 hectares in the RU1 and RU2 zones.	Secondary Dwellings will be permissible with consent on properties greater than 40 hectares in the RU1 and RU2 zones.	Council Landowners of properties greater than 40 hectares	Rural properties greater than 40 hectares in the RU1 and RU2 zones	Short Term	Low	Tweed LEP 2014 Tweed DCP 2008	
84	Rural workers' dwellings	Investigate amending 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.	Council	RU1 and RU2 zoned land	Short Term	Low	Tweed LEP 2014 Tweed DCP 2008	

**Proposed amendments received via email from Cr. Milne on Thursday 15 November 2018**

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
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	Council Landowners Housing industry	RU1 and RU2 zoned land	Short term	Low	Tweed DCP 2008 Section 94 Contributions Plan	To be reviewed after an initial period of two years

			dwelling will be waived.						
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.	Council DPE	Rural Tweed	Short term	Low to medium Funded by proponent	Site specific supply and demand analysis	
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.	Council DPE DPI Other Government agencies, business and landowners' representative groups	Rural Tweed	Medium term	Low to medium	Rural Tweed supply and demand analysis	
94	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.	Council DPE	Allotments smaller than the minimum lot size which do not have a known dwelling entitlement	Short term Subject to work program commitment s	Low	Tweed LEP 2014 Tweed DCP 2008 Development assessment criteria	Council's Developme nt Application Guide Could be included in Dwellings— Guidelines and incorporate d into the new Rural Land section of the DCP Dwelling Opportunity map
92	Allotments split by infrastructure	Undertake a review of the potential implications of	Policy approach and assessment criteria	Council DPE	Part of allotments	Long Term	Low	Tweed LEP 2014 Tweed DCP 2008	SEPP (Infrastruct

		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.	developed for management of requests for dwellings on parts of allotments fragmented by construction of infrastructure such as roads.	Service and infrastructure providers Landowners	fragmented by infrastructure where subdivision would create an allotment less than the MLS.				ure) 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
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.	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. The ability, desirability, and implications of such a conversion are fully understood.	Council DPE Landowners	Land containing legal Multiple Occupancy and rural landsharing communities	Medium term	Low Predominantly at the landowner's expense	Tweed LEP 2014 Guidelines if appropriate	SEPP (Integration and Repeals) 2016 Schedule 1