



**Attachment 2**

# **Draft Rural Land Strategy**

**Amendments as discussed at independently facilitated councillor workshop**

**2 August 2019**

**Implementation Plan (Part 2b)**

# Draft Tweed Shire Rural Land Strategy



## Amendments as discussed with councillors – 2 August 2019

On 2 August 2019 a whole-day mediated meeting was convened to discuss the 25 changes which were publically exhibited in the Draft Rural Land Strategy during the period 19 February 2019 to 19 March 2019. Changes were also proposed to Action 81 as detailed at the end of this table.

The changes listed below represent an agreed response by councillors present. All Councillors were present for all or part of the meeting, with the exception of Councillor Polglase.

Proposed amendments are listed under the Policy Direction they relate to. Re-numbering of some actions has occurred to reflect reordering and deletion of actions.

What changes are proposed?	What changes were previously exhibited?
<ul style="list-style-type: none"> <li>• <b>Accept editorial changes not likely to significantly change the action:</b> <ul style="list-style-type: none"> <li>○ See proposed amendments 2, 3, 4, 5, 6, 7, 8, 12, 25.</li> </ul> </li> <li>• <b>Accept changes to the intent of the action:</b> <ul style="list-style-type: none"> <li>○ See proposed amendments 1, 9, 10, 11, 13, 14.</li> </ul> </li> <li>• <b>Deletion of actions:</b> <ul style="list-style-type: none"> <li>○ See proposed amendments 19, 23</li> </ul> </li> <li>• <b>Reinstate pre-exhibition text:</b> <ul style="list-style-type: none"> <li>○ See proposed amendments 15,21</li> </ul> </li> <li>• <b>Reinstate pre-exhibition text and amend:</b> <ul style="list-style-type: none"> <li>○ See proposed amendments 16, 17, 18, 20, 22, 24</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <b>Editorial changes not likely to significantly change the action:</b> These changes help to clarify the intent of the action, or seek to reprioritise the action.                     <ul style="list-style-type: none"> <li>○ See proposed amendments 2, 3, 4, 5, 6, 7, 8, 12, 25.</li> </ul> </li> <li>• <b>Changes to the intent of the action:</b> These changes seek to change the action by proposing further investigations prior to determining whether to proceed with the action.                     <ul style="list-style-type: none"> <li>○ See proposed amendments 1, 9, 10, 11, 13, 14, 15.</li> </ul> </li> <li>• <b>Deletion of actions:</b> These changes remove nine actions listed under Policy Direction 5 Greater Diversity of Rural Housing.                     <ul style="list-style-type: none"> <li>○ See proposed amendments 16, 17, 18, 19, 20, 21, 22, 23, 24</li> </ul> </li> </ul>

ABBREVIATIONS:		
RU1 – Primary Production zone	RU2 – Rural Landscape zone	LEP – Tweed Local Environmental Plan 2014
DPIE – Department of Planning, Industry & Environment	MLS – Minimum Lot Size	DCP – Tweed Development Control Plan 2008
DPI – Department of Primary Industries	LLS – Local Land Services	OEH – Office of Environment and Heritage
RDA – Regional Development Australia	SEPP – State Environmental Planning Policy	

The following pages list all changes proposed under the relevant Policy Direction. Proposed amendments are identified as follows:

Amendments as proposed by councillor(s)	Changes are marked as
<ul style="list-style-type: none"> <li>• Additions</li> </ul>	<b><u>Bold + Underline</u></b>
<ul style="list-style-type: none"> <li>• Deletions</li> </ul>	<b><del>Strikethrough</del></b>

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

#### Proposed Amendment 1

##### Changes proposed to Action No. 10 – AS EXHIBITED

**Original action:** Sought to increase the minimum lot size for all RU1 zoned land to 40 hectares.

**Amendment:** Proposed to review implications to ensure no unintended outcomes.

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)	<b>Amend 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)

##### Changes proposed to Action No. 10 – AS PROPOSED

**Amendment proposed:** Accept amendment, and clarify that dwelling entitlements will be preserved.

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)	Investigate the implications of amending Tweed LEP 2014 to increase the MLS in RU1 (10ha MLS) Primary Production zoned land to 40 hectares, <b>to ensure that no dwelling entitlements are lost.</b>	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)

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

#### Proposed Amendment 2

##### Changes proposed to Action No. 46 - AS EXHIBITED

**Original action:** Sought to increase the minimum lot size for all RU1 zoned land to 40 hectares.

**Amendment:** Proposes to review implications to ensure no unintended outcomes.

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>	<b>Medium Short term</b>	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

#### Proposed Amendment 2

##### Changes proposed to Action No. 46 – AS PROPOSED

**Amendment proposed:** Accept amendment.

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	Rural Tweed	Short 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

### Policy Direction 3 Support economic development

#### Proposed Amendment 3

##### Changes proposed to Action No. 47 – AS EXHIBITED

**Original action:** That this action occur in the medium term (2-5 years)  
**Amendment:** Proposes this action occur in the short term (1-2 years)

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
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	<b>Medium Short</b> /Long Term Ongoing	Medium	Economic development strategies. Incubator projects and industry specific initiatives.  Tweed LEP 2014 and Tweed DCP 2008	Economic Development Strategy  Sustainable Agriculture Strategy

##### Changes proposed to Action No. 47 – AS PROPOSED

**Amendment proposed:** Accept amendment.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
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	Short Term Ongoing	Medium	Economic development strategies. Incubator projects and industry specific initiatives.  Tweed LEP 2014 and Tweed DCP 2008	Economic Development Strategy  Sustainable Agriculture Strategy

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## Proposed Amendment 4

### Changes proposed to Action No. 48 – AS EXHIBITED

**Original action:** That this action occur in the medium term (2-5 years)  
**Amendment:** Proposes this action occur in the short term (1-2 years)

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
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> Short/Long 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

### Changes proposed to Action No. 48 – AS PROPOSED

**Amendment proposed:** Accept amendment.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
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	Short 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

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## Proposed Amendment 5

### Changes proposed to Action No. 55 – AS EXHIBITED

**Original action:** That this action occur in the medium term (2-5 years)  
**Amendment:** Proposed this action occur in the short term (1-2 years)

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
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	<b>Medium Short Term</b>	Low	<ul style="list-style-type: none"> <li>Council's GIS system</li> <li>Tweed LEP 2014</li> <li>Tweed DCP 2008</li> </ul>	

### Changes proposed to Action No. 55 – AS PROPOSED

**Amendment proposed:** Accept amendment.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
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	Short 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>	

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## Proposed Amendment 6

### Changes proposed to Action No. 56 – AS EXHIBITED

**Original action:** That this action occur in the medium term (2-5 years)  
**Amendment:** Proposes this action occur in the short term (1-2 years)

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
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.	Council	Rural Tweed	<del>Short</del> Medium Term	Low	<ul style="list-style-type: none"> <li>Tweed LEP 2014</li> </ul>	

### Changes proposed to Action No. 56 – AS PROPOSED

**Amendment proposed:** Accept amendment.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
56	Function centres	Investigate the implications of making function centres permissible with consent in the RU2.	If supported by the findings of an investigation of impact that function centres are made permissible with consent in the RU2 zone.	Council	Rural Tweed	Medium Term	Low	<ul style="list-style-type: none"> <li>Tweed LEP 2014</li> </ul>	



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## Proposed Amendment 7

### Changes proposed to Action No. 58 – AS EXHIBITED

**Original action:** Proposed amending the Economic Development Strategy to promote rural Tweed as a place to process and package rural produce  
**Amendment:** Proposes the broader Tweed as the opportunity for processing and packaging of rural products

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
58	Processing and packaging hub	Amend the Economic Development Strategy to promote the <del>rural</del> -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	<del>Rural</del> Tweed	Medium to long term	Food processing hub  Ongoing	<ul style="list-style-type: none"> <li>Local rural cooperatives and joint ventures</li> </ul>	

### Changes proposed to Action No. 58 – AS PROPOSED

**Amendment proposed:** Accept amendment, and replace 'rural Tweed' with reference to the whole of Tweed Shire.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
58	Processing and packaging hub	Amend the Economic Development Strategy to promote the Tweed as a place for processing and packaging of products supporting local agriculture and rural industries.	<del>Rural</del> The 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	<del>Rural</del> Tweed Shire	Medium to long term	Food processing hub  Ongoing	<ul style="list-style-type: none"> <li>Local rural cooperatives and joint ventures</li> </ul>	

### Policy Direction 4 Grow rural tourism

#### Proposed Amendment 8

##### Changes proposed to Action No. 62 – AS EXHIBITED

**Original action:** Sought to promote rural Tweed as a lifestyle and tourism destination  
**Amendment:** Proposes removing reference to lifestyle and visiting rural Tweed

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	Revised and updated <b>Destination Management Plan</b>	

##### Changes proposed to Action No. 62 – AS PROPOSED

**Amendment proposed:** Accept amendment.

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 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.	Tweed Tourism Company Government agencies Destination NSW Council	Rural Tweed	Medium term	Low Subject to budget allocation of delivery partners	Revised and updated Destination Management Plan	

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## Proposed Amendment 9

### Changes proposed to Action No. 63 – AS EXHIBITED

**Original action:** Proposed increasing the range of permissible with consent landuses in the RU1 and RU2 zones  
**Amendment:** Proposes undertaking further investigations prior to considering whether to increase the range of permissible with consent landuses

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
63	RU1 and RU2 zones increased flexibility	<b>Amend Investigate amending</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	Tweed LEP 2014  Tweed DCP 2008	Mixed use and other potentially useable landuses are currently prohibited in the RU1 and RU2 zones

### Changes proposed to Action No. 63 – AS PROPOSED

**Amendment proposed:** Accept amendment, and add 'review' to the action.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
63	RU1 and RU2 zones increased flexibility	<b>Review and investigate amending Tweed LEP 2014 to increase</b> the range of permissible with consent landuses in the RU1 and RU2 zones in <b>Tweed LEP 2014</b>	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	Tweed LEP 2014  Tweed DCP 2008	Mixed use and other potentially useable landuses are currently prohibited in the RU1 and RU2 zones

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## Proposed Amendment 10

### Changes proposed to Action No. 64 – AS EXHIBITED

**Original action:** Proposed amending the objectives of the RU1 and RU2 zones to support provision of greater flexibility and certainty of landuse outcomes

**Amendment:** Proposes undertaking further investigations prior to considering whether to amend the objectives of the RU1 and RU2 zones

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
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	Tweed LEP 2014  Tweed DCP 2008	

### Changes proposed to Action No. 64 – AS PROPOSED

**Amendment proposed:** Accept amendment.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
64	RU1 and RU2 zones increased flexibility	Investigate amending 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	Tweed LEP 2014  Tweed DCP 2008	

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## Proposed Amendment 11

### Changes proposed to Action No. 67 – AS EXHIBITED

**Original action:** Proposed making a limited range of Tourist and visitor accommodation permissible with consent in the RU1 and Ru2 zones  
**Amendment:** Proposes a greater range of Tourist and visitor accommodation type be potentially permitted

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
67	Tourist and visitor accommodation	<b>Review options to amend Tweed LEP 2014 to permit a range of <del>with consent</del> “tourist and visitor accommodation” in the RU1 and RU2 zones and then prohibit “backpackers’ accommodation”, “hotel and motel accommodation” but not “serviced apartments”.</b>	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

### Changes proposed to Action No. 67 – AS PROPOSED

**Amendment proposed:** Accept amendment.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
67	Tourist and visitor accommodation	Review options to amend Tweed LEP 2014 to permit a range of “tourist and visitor accommodation” in the RU1 and RU2 zones	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

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## Proposed Amendment 12

### Changes proposed to Action No. 80 – AS EXHIBITED

**Original action:** Provided no size limit to restaurants and tea houses when in association with rural dwellings

**Amendment:** Proposes small scale restaurants and tea houses

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
80	Attached commercial and retail development	Investigate options for the establishment of <b>small scale</b> restaurants, tea houses, <b>and small-scale</b> 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>	

### Changes proposed to Action No. 80 – AS PROPOSED

**Amendment proposed:** Accept amendment.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
80	Attached commercial and retail development	Investigate options for the establishment of small scale restaurants, tea houses, 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>	

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## Proposed Amendment 13

### Changes proposed to Action No. 68 – AS EXHIBITED

**Original action:** Proposed making restaurants and cafes permissible with consent within the RU1

**Amendment:** Proposes further investigations prior to prior to considering whether to make restaurants and cafes permissible with consent within the RU1

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
68	Restaurants and cafes – RU1 zone	<del>Amend</del> <b>Investigate amending</b> 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>	

### Changes proposed to Action No. 68 – AS PROPOSED

**Amendment proposed:** Accept amendment.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
68	Restaurants and cafes – RU1 zone	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>	

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## Proposed Amendment 14

### Changes proposed to Action No. 69 – AS EXHIBITED

**Original action:** Proposed preparation of planning guidelines to ensure that restaurants and cafes in the RU1 did not adversely affect the rural landscape  
**Amendment:** Proposes deferring consideration of this action pending the outcome of further investigations into whether these landuses should occur in the RU1 zone

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
69	Restaurants and cafes – RU1 zone	<b>Prepare 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>	

### Changes proposed to Action No. 69 – AS PROPOSED

**Amendment proposed:** Accept amendment.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
69	Restaurants and cafes – RU1 zone	Pending the findings of Action 68, 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.	Council DPE Rural producers	RU1 Primary Production zoned land	Short term	Low	<ul style="list-style-type: none"> <li>Tweed DCP 2008</li> </ul>	



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## Proposed Amendment 15

### Changes proposed to Action No. 77 – AS EXHIBITED

**Original action:** Proposed preparation of guidelines for operation of wedding functions  
**Amendment:** Proposed further investigations prior to deciding whether to proceed with this action

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
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	Major rural-based events strategy Could be incorporated into the broader Rural Tourism Strategy	Tweed Shire Events Strategy 2016–2020

### Changes proposed to Action No. 77 – AS PROPOSED

**Amendment proposed:** Reinstate original wording.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
77	Wedding functions	Prepare 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	Major rural-based events strategy Could be incorporated into the broader Rural Tourism Strategy	Tweed Shire Events Strategy 2016–2020

### Policy Direction 5 Greater diversity of rural housing

#### Proposed Amendment **26** Additional changes proposed to Action 81 (Not previously exhibited)

##### Changes proposed to Action No. 81 – AS EXHIBITED

**Amendment proposed:** Amendments to ensure consistency with outcome and intent of Policy Direction 5.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
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.	<b>Council DPE</b> Government agencies, Landowners and rural community Business and industry representative groups	Rural Tweed	Short term	Low to medium	A statement or part of a Shire wide Growth Management Plan Council policy Tweed LEP 2014	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

##### Changes proposed to Action No. 81 – AS PROPOSED

**Amendment proposed:** Amendments to ensure consistency with outcome and intent of Policy Direction 5. Linkage to other actions identified.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
81	Growth management <b>study and</b> principles	Prepare growth management objectives and principles for all development within rural Tweed, <b>consistent with the Intent and Outcomes of Policy Direction 5, including full economic analysis.</b>	A clear understanding of how rural Tweed is envisaged to grow consistent with the Desired Future Character Statements for destinations and localities.	<b>Council DPIE</b> Government agencies, Landowners and rural community Business and industry representative groups	Rural Tweed	Short term	Low to medium	A statement or part of a Shire wide Growth Management Plan Council policy Tweed LEP 2014	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 <b>Linked to Action 82 and other housing related actions.</b>

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## Proposed Amendment 16

### Changes proposed to Action No. 82 – AS EXHIBITED

**Original action:** Proposed making detached dual occupancy dwelling permissible with consent on allotments of at least 40 hectares

**Amendment:** This action is proposed to be removed in its entirety.

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	<del>Amend 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.</del>	<del>Dual occupancy (detached) will be permissible with consent on properties greater than 40 hectares in the RU1 and RU2 zones.</del>	<del>Council DPE Landowners of properties greater than 40 hectares</del>	<del>Rural properties greater than 40 hectares in the RU1 and RU2 zones</del>	<del>Short term</del>	<del>Low</del>	<del>Tweed LEP 2014 Tweed DCP 2008</del>	

### Changes proposed to Action No. 83 – AS PROPOSED

**Amendment proposed:** Reinstate original wording, and ensure that Growth Management Principles and dwelling guidelines are prepared prior to considering implementation of this action.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
83	Dual occupancy (detached) on properties greater than 40ha	<b><u>Pending the findings of actions 81 and 82</u></b> amend 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	

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## Proposed Amendment 17

### Changes proposed to Action No. 83 – AS EXHIBITED

**Original action:** Proposed making secondary dwelling permissible with consent on allotments of at least 10 hectares

**Amendment:** This action is proposed to be removed in its entirety.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
83	Secondary Dwellings on properties greater than 10ha	<del>Amend Tweed LEP 2014 to permit with consent secondary dwellings as a use on properties equal to or greater than 10 hectares in the RU1 and RU2 zones.</del>	<del>Secondary Dwellings will be permissible with consent on properties greater than 10 hectares in the RU1 and RU2 zones.</del>	<del>Council Landowners of properties greater than 10 hectares</del>	<del>Rural properties greater than 10 hectares in the RU1 and RU2 zones</del>	<del>Short Term</del>		<del>•</del>	

### Changes proposed to Action No. 84 – AS PROPOSED

**Amendment proposed:** Reinstate original wording, and ensure that Growth Management Principles and dwelling guidelines are prepared prior to considering implementation of this action. Change timeframe to 'Medium'.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
84	Secondary Dwellings on properties greater than 10ha	<u>Pending the findings of actions 81 and 82</u> amend Tweed LEP 2014 to permit with consent secondary dwellings as a use on properties equal to or 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.	Council Landowners of properties greater than 10 hectares	Rural properties greater than 10 hectares in the RU1 and RU2 zones	<u>Medium</u> Term		•	

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## Proposed Amendment **18**

### Changes proposed to Action No. 84 – AS EXHIBITED

**Original action:** Proposed removing the requirement to demonstrate that the property is remote or isolated when seeking approval to build a rural workers' dwelling

**Amendment:** This action is proposed to be removed in its entirety.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
84	Rural workers' dwellings	<del>Amend 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.</del>	<del>Greater flexibility provided for the location of Rural workers' dwellings in Zones RU1 and RU2 zones.</del>	<del>Council</del>	<del>RU1 and RU2 zoned land</del>	<del>Short Term</del>	<del>Low</del>	<del>Tweed LEP 2014 Tweed-DCP 2008</del>	

### Changes proposed to Action No. 85 – AS PROPOSED

**Amendment proposed:** Reinstate original wording, and ensure that Growth Management Principles and dwelling guidelines are prepared prior to implementation of this action. Change Timeframe to 'Medium'.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
85	Rural workers' dwellings	<u>Pending the findings of actions 81 and 82</u> amend 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	<u>Medium</u> Term	Low	Tweed LEP 2014 Tweed DCP 2008	

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## Proposed Amendment 19

### Changes proposed to Action No. 87 – AS EXHIBITED

**Original action:** That small detached dual occupancies not larger than the size requirements for secondary dwellings be exempt from development contributions

**Amendment:** This action is proposed to be removed in its entirety.

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 dwellings will be waived.	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

### Changes proposed to Action No. 87 – AS PROPOSED

**Amendment proposed:** Delete in its entirety.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes

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## Proposed Amendment 20

### Changes proposed to Action No. 88 – AS EXHIBITED

**Original action:** That rezoning requests to seek a dwelling entitlement must provide a supply and demand analysis in addition to other requirements

**Amendment:** This action is proposed to be removed in its entirety.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
88	Rural subdivision – supply and demand analysis	<del>Planning proposals seeking a reduction in the MLS are to provide a supply and demand analysis, in addition to other requirements.</del>	<del>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.</del>	<del>Council DPE</del>	<del>Rural Tweed</del>	<del>Short term</del>	<del>Low to medium Funded by proponent</del>	<del>Site specific supply and demand analysis</del>	

### Changes proposed to Action No. 87 – AS PROPOSED

**Amendment proposed:** Reinstate original wording, and include additional wording identifying proponent initiated planning proposals and change Timeframe to ongoing.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
87	Rural subdivision – supply and demand analysis	<b>Proponent initiated</b> 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 <b>proponent</b> 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	<del>Short term</del> <b>Ongoing</b>	Low to medium Funded by proponent	Site specific supply and demand analysis	

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## Proposed Amendment 21

### Changes proposed to Action No. 89 – AS EXHIBITED

**Original action:** That a supply and demand analysis be completed as a first step in determining the need for further subdivision of rural land

**Amendment:** This action is proposed to be removed in its entirety.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
89	Rural residential – supply and demand analysis	<del>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.</del>	<del>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.</del>	<del>Council DPE DPI Other Government agencies, business and landowners' representative groups</del>	<del>Rural Tweed</del>	<del>Medium term</del>	<del>Low to medium</del>	<del>Rural Tweed supply and demand analysis</del>	

### Changes proposed to Action No. 88 – AS PROPOSED

**Amendment proposed:** Reinstate original wording.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
88	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	



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## Proposed Amendment 22

### Changes proposed to Action No. 91 – AS EXHIBITED

**Original action:** That assessment criteria be developed to assist applicants and Council in deciding on the merits of rezonings seeking to obtain a dwelling entitlement  
**Amendment:** This action is proposed to be removed in its entirety.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
91	Undersized allotments without dwelling entitlements – assessment criteria	<del>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.</del>	<del>Criteria established for assessment of planning proposals for a reduction in the MLS which would result in dwellings on undersized allotments.</del>	<del>Council DPE</del>	<del>Allotments smaller than the minimum lot size which do not have a known dwelling entitlement</del>	<del>Short term Subject to work program commitments</del>	<del>Low</del>	<del>Tweed LEP 2014 Tweed DCP 2008 Development assessment criteria</del>	<del>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</del>

### Changes proposed to Action No. 90 – AS PROPOSED

**Amendment proposed:** Reinstate original wording, include lots split by infrastructure in the Theme, and simplify wording of Action and Implementation outcome.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
90	Undersized allotments without dwelling entitlements <u>and lots split by infrastructure</u> – assessment criteria	<u>Prepare guidelines for planning proposals seeking a dwelling entitlement for a single house.</u>	<u>Guidelines prepared.</u>	Council DPE	Allotments smaller than the minimum lot size which do not have a known dwelling entitlement	Short term Subject to work program commitments	Low	Tweed LEP 2014 Tweed DCP 2008 Development assessment criteria	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

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## Proposed Amendment 23

### Changes proposed to Action No. 92 – AS EXHIBITED

**Original action:** That a review be undertaken to determine the implications of allowing subdivision of properties split by major infrastructure

**Amendment:** This action is proposed to be removed in its entirety.

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	<del>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.</del>	<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.</del>	<del>Council DPE Service and infrastructure providers Landowners</del>	<del>Part of allotments fragmented by infrastructure where subdivision would create an allotment less than the MLS.</del>	<del>Long Term</del>	<del>Low</del>	<del>Tweed LEP 2014 Tweed DCP 2008</del>	<del>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</del>

### Changes proposed to Action No. 92 – AS PROPOSED

**Amendment proposed:** delete in its entirety

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes

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## Proposed Amendment 24

### Changes proposed to Action No. 93 – AS EXHIBITED

**Original action:** That investigations be undertaken into the ability of existing legal multiple occupancies to be converted into another form of title  
**Amendment:** This action is proposed to be removed in its entirety.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
93	MO and Community Title	<del>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.</del>	<del>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.</del>	<del>Council DPE Landowners</del>	<del>Land containing legal Multiple Occupancy and rural landsharing communities</del>	<del>Medium term</del>	<del>Low Predominantly at the landowner's expense</del>	<del>Tweed LEP 2014 Guidelines if appropriate</del>	<del>SEPP (Integration and Repeals) 2016 Schedule 1</del>

### Changes proposed to Action No. 91 – AS PROPOSED

**Amendment proposed:** Revert to original wording, and amend the Action to remove permissibility of multiple occupancy and rural landsharing communities from the LEP, and update Related plans, to reflect the recent creation of SEPP (Primary Production and Rural Development) 2019.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
91	MO and Community Title	<u>Prior to investigating</u> options, <u>amend Tweed LEP 2014 to remove the permissibility of multiple occupancy (including rural landsharing communities)</u> and if appropriate, prepare guidelines for the conversion of existing legal multiple occupancy and	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.	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	<u>SEPP (Primary Production and Rural Development) 2019</u>

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		rural landsharing community developments to <b>Community Title, Torrens Title or</b> appropriate alternative that provides legal title to at least part of the property.	The ability, desirability, and implications of such a conversion are fully understood.						
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### Policy Direction 8

### Council requirements are transparent and planning processes streamlined where possible

## Proposed Amendment 25

#### Changes proposed to Action No. 135 – AS EXHIBITED

**Original action:** That forestry activities be undertaken in a manner which supports good environmental outcomes  
**Amendment:** Proposes alternative wording which seeks a similar outcome to the original action

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
135	Forestry	Collaborate with relevant Stage agencies and landowners with regard <del>to 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

#### Changes proposed to Action No. 133 – AS PROPOSED

**Amendment proposed:** Amend as exhibited, simplify and clarify wording.

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility	Area affected	Timeframe	Cost implications	Implementation pathway	Related plans, strategies and notes
133	Forestry	Collaborate with relevant Stage agencies and landowners with regard improving existing forestry activities <del>on private land and State Forests</del> to ensure sustainable operations.	Commercial forestry operations on private and <del>State public</del> State-owned land are managed in a more sustainable manner for an improvement in the health of local catchments.	<del>NSW Forestry</del> Government agencies Council <del>LLS</del>	Commercial forestry areas <del>both State-owned and private</del>	<del>Long term</del> <b>Ongoing</b>	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

