



Part 2b
Implementation Plan

Implementation Plan

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

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

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

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

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

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

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

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
20	Desired future character statements	Prepare 'Character Statements' which project a desired future character for rural localities that foster and guide development creating unique rural destinations and experiences often linked to rural villages.	Localities develop consistent with their desired future character, and support promotion of the unique features and opportunities of each locality.	<ul style="list-style-type: none"> • Council • Local communities
21	Regional conservation strategies	Council supports, and its development assessment procedures ensure that assessment of development proposals consider Regional conservation strategies such as the North Coast Regional Plan 2036, LLS Northern Rivers Catchment Action Plan 2013 – 2023 and the Border Ranges Rainforest Biodiversity Management Plan.	Development assessment guidelines incorporate consideration of Regional conservation strategies.	<ul style="list-style-type: none"> • Council • LLS • Landowners
22	Catchment health indicators	In conjunction with North Coast Local Land Services and the Office of Environment and Heritage establish a set of catchment health indicators by which the cumulative impact of development and changing landuse practices can be measured and managed.	Indicators provide feedback on the health of the catchment and drainage system.	<ul style="list-style-type: none"> • Council • LLS • OEH • DPI • Community • Landowners • Government Agencies

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

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

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

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
23	Monitoring of catchment management practices	In conjunction with the Department of Primary Industries and Office of Environment and Heritage undertake a bi-annual audit of landuse and land management practices to identify opportunities to improve the health of the environment.	Bi-annual audits provide opportunity to undertake continual improvement in landuse practices.	<ul style="list-style-type: none"> • Council • LLS • DPI • OEH • Other groups and agencies as appropriate
24	Landscape heritage protection	Prepare guidelines for incorporation into Tweed DCP 2008, to ensure that the heritage values of the landscape are recognised, preserved and protected.	Landscape heritage values are identified and protected.	<ul style="list-style-type: none"> • Council • OEH • Community
25	Scenic Landscape Strategy	Finalise the Tweed Scenic Landscape Strategy	A strategy for the preparation of scenic impact investigations; guidelines and procedures for assessment of development applications and planning proposals.	<ul style="list-style-type: none"> • Council
26	Scenic impact assessment	Establish clear guidelines for when a visual impact assessment is required.	Development proposals with the potential to impact scenic amenity are recognised and considered during the early stages of the planning process.	<ul style="list-style-type: none"> • Council • Proponents
27	Scenic landscape – Assessment	Review opportunities to integrate the visual impact assessment questions listed in the Options Paper prepared in Stage 3, as a basis for preparing a visual impact statement for lodgement with planning proposals and development applications.	A suite of criteria to facilitate assessment of planning proposals and development applications.	<ul style="list-style-type: none"> • Council
28	Scenic landscape – maps	Investigate opportunities to integrate the Landscape Evaluation Maps from the Scenic Landscape Evaluation of Brouwer (1995) into mapping outputs of the Scenic Landscape Strategy.	Scenic landscapes identified by Brouwer integrated where appropriate into mapping outputs of the Scenic Landscape Strategy and available for consideration in preparation of scenic impact assessments.	<ul style="list-style-type: none"> • Council
29	Scenic landscape – map updates	Update scenic landscape maps produced during preparation of the Scenic Landscape Strategy when studies are provided with planning proposals and development applications.	Scenic landscape maps are continually updated.	<ul style="list-style-type: none"> • Council • Proponent
30	Housing siting and design	Prepare guidelines for the siting and design of dwellings and associated infrastructure in rural Tweed.	Housing design principles, guidelines and controls prepared to protect agricultural land, minimise any adverse visual or scenic impacts, and produce a net benefit to the environment.	<ul style="list-style-type: none"> • Council • Housing associations and building industry
31	Net environmental benefit	Guidelines for environmental protection and enhancement are developed where the benefit of an additional dwelling is provided.	A net environmental benefit is achieved contiguous with the benefits of additional rural housing.	<ul style="list-style-type: none"> • Council • Landowners

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

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

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

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Medium to long term Ongoing	Low	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	<ul style="list-style-type: none"> Preferred option 20 in the Options Paper from Stage 3
Rural Tweed	Medium to long term Ongoing	Low	<ul style="list-style-type: none"> Tweed DCP 2008 EPAA Planning proposals 	<ul style="list-style-type: none"> May be considered separately, or when assessing planning proposal requests or development applications
Rural Tweed	Short term	Within existing work program	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	<ul style="list-style-type: none"> Tweed Vegetation Management Strategy 2004 Draft Tweed Biodiversity & Habitat DCP
Permanent creeks and water bodies and adjoining land	Medium to long term Ongoing	Low	<ul style="list-style-type: none"> Tweed DCP 2008 Development assessment criteria 	<ul style="list-style-type: none"> Coastal Zone Management Plan Environment & Health Protection Guideline: On-site Sewage Management for Single Households (1998) May be incorporated into the new Rural Land or buffer section of Tweed DCP 2008 Tweed Drinking Water Management Plan
All rural effluent disposal systems and associated infiltration or disposal areas.	Medium to long term Ongoing	Within existing resources	<ul style="list-style-type: none"> Council policy and work programs 	<ul style="list-style-type: none"> Guidelines for On-site Sewage Management for Single Households (1998) Tweed Drinking Water Management Plan
Rural Tweed fronting permanent water bodies.	Medium term	Low	<ul style="list-style-type: none"> Council policy Tweed LEP 2014 	
Rural Tweed	Medium to long term Ongoing	Low	<ul style="list-style-type: none"> Existing assessment procedures and work programs 	<ul style="list-style-type: none"> Far North Coast Regional Conservation Plan 2010 The Northern Rivers Catchment Action Plan 2013–2023
Rural Tweed	Medium to long term Ongoing	Low to medium	<ul style="list-style-type: none"> Special needs targeted programs 	<ul style="list-style-type: none"> Living and working in rural areas 2007 Budget implications subject to the nature of the education process and funding sources

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

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

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

Policy Direction 3: Support economic development

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

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Short term Ongoing	Low to medium Subject to budget and resource allocation of delivery partners	<ul style="list-style-type: none"> • Protocols, frameworks and processes established in agreement with delivery partners 	<ul style="list-style-type: none"> • Economic Development Strategy
Rural Tweed	Medium to long term Ongoing	Low to medium Subject to budget and resource allocation of delivery partners	<ul style="list-style-type: none"> • Information sharing network • Rural Land web page 	<ul style="list-style-type: none"> • Economic Development Strategy
Rural Tweed	Medium to long term Ongoing	Medium to high Subject to budget and resource allocation of delivery partners	<ul style="list-style-type: none"> • Growth strategies 	<ul style="list-style-type: none"> • Economic Development Strategy
Rural Tweed	Medium term	Low Subject to budget allocation	<ul style="list-style-type: none"> • Medium • Pathways for implementation pending findings of investigations 	<ul style="list-style-type: none"> • Business Investment Policy 2016 • Business Excellence Awards Tweed Shire (BEATS)
Rural Tweed	Long term	Low Subject to budget allocation of delivery partners	<ul style="list-style-type: none"> • NBN • Other communications opportunities yet to be defined 	<ul style="list-style-type: none"> • While roll out of the NBN is occurring, maximising the benefits to the rural community require further identification
Rural Tweed	Short term	Low	<ul style="list-style-type: none"> • Tweed LEP 2014 • Tweed DCP 2008 	<ul style="list-style-type: none"> • Linked to Actions 53 and 54
Rural Tweed	Short term	Low	<ul style="list-style-type: none"> • Tweed LEP 2014 • Tweed DCP 2008 	<ul style="list-style-type: none"> • Linked to Action 52 and 54
Rural Tweed	Short term	Low	<ul style="list-style-type: none"> • Council's GIS system • Tweed LEP 2014 • Tweed DCP 2008 	<ul style="list-style-type: none"> • Linked to Action 52 and 53

Policy Direction 3: Support economic development

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

Policy Direction 4: Grow rural tourism

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
60	Rural Tourism Strategy	Prepare a tourism strategy which identifies and provides opportunities to overcome barriers to growth of rural tourism, including agri-business.	Barriers to the expansion of rural tourism are identified and a strategy developed to address limitations and promotes rural Tweed as a tourism destination.	<ul style="list-style-type: none"> • Tweed Tourism Company • Rural landowners • Council
61	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.	<ul style="list-style-type: none"> • Tweed Tourism Company • Government agencies • Destination NSW • Council

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Medium term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 	<ul style="list-style-type: none"> Linked to Action 56
Rural Tweed	Short term	Low	<ul style="list-style-type: none"> Tweed DCP 2008 	<ul style="list-style-type: none"> Linked to Action 55
Tweed Shire	Medium to long term	Food processing hub Ongoing	<ul style="list-style-type: none"> Local rural cooperatives and joint ventures 	<ul style="list-style-type: none"> Linked to actions 58 and 59
Rural Tweed	Short term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	<ul style="list-style-type: none"> Linked to actions 57 and 59
Rural Tweed	Short term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	<ul style="list-style-type: none"> Linked to actions 57 and 58

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Medium term	Low to medium	<ul style="list-style-type: none"> Rural Tourism Strategy Tweed DCP 2008 	<ul style="list-style-type: none"> Economic Development Strategy Tweed Destination Management Plan Could incorporate many of the actions proposed under this policy direction
Rural Tweed	Medium term	Low Subject to budget allocation of delivery partners	<ul style="list-style-type: none"> Revised and updated Destination Management Plan 	

Policy Direction 4: Grow rural tourism

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
62	RU1 and RU2 zones increased flexibility	Review and investigate amending the range of permissible with consent landuses in the RU1 and RU2 zones in Tweed LEP 2014.	<p>A greater diversity of landuses are made permissible with consent in Tweed LEP 2014, including small rural and related commercial and retail development.</p> <p>Innovation, value-adding and diversification of landuses consistent with the objectives of the zone, and planning provisions are supported.</p> <p>Potentially incompatible landuses are listed as prohibited in the LEP.</p>	<ul style="list-style-type: none"> • Council • DPIE
63	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.	<ul style="list-style-type: none"> • Council • DPIE
64	RU1 and RU2 zones increased flexibility	Prepare local planning provisions, guidelines, development principles and standards to ensure that development is consistent with the objectives of the zone, character and scenic amenity of the locality and that environmental values and productive or potentially productive agricultural land are protected.	Planning provisions provide assurance that development is consistent with the objectives of the zone, does not adversely impact local character, scenic amenity, or diminish environmental values and productive or potentially productive agricultural land.	<ul style="list-style-type: none"> • Council • DPIE
65	Rural tourism – definition	Amend Tweed LEP 2014 to include an additional local provision which supports and defines rural tourism development.	Rural tourism is defined and related to planning provisions.	<ul style="list-style-type: none"> • Council
66	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.	<ul style="list-style-type: none"> • Council • DPIE
67	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.	<ul style="list-style-type: none"> • Council • DPIE • Rural producers
68	Restaurants and cafes – RU1 zone	Pending the findings of Action 67, prepare local provisions to ensure that development of ‘restaurants and cafes’ in the RU1 Primary Production zone is consistent with the objectives of the zone, character and scenic amenity of the locality and that environmental values and productive or potentially productive agricultural land are protected.	Guidelines and planning provisions provide clarity in relation to the function, design and location of ‘restaurants and cafes’ in the RU1 Primary Production zone.	<ul style="list-style-type: none"> • Council • DPIE • Rural producers

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
RU1 and RU2 zoned land	Short term	Low to medium	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	<ul style="list-style-type: none"> Mixed use and other potentially useable landuses are currently prohibited in the RU1 and RU2 zones This action is linked to actions 63 and 64
RU1 and RU2 zoned land	Short term	Low to medium	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	<ul style="list-style-type: none"> Linked to actions 62 and 64
RU1 and RU2 zoned land	Short term	Low to medium	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	<ul style="list-style-type: none"> Linked to actions 62 and 63
Rural Tweed	Short term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 	<ul style="list-style-type: none"> Tweed LEP 2000 Schedule 1 Meaning of Terms
Rural Tweed	Short term	Low		
RU1 Primary Production zoned land	Short term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 	<ul style="list-style-type: none"> Linked to Action 68
RU1 Primary Production zoned land	Short term	Low	<ul style="list-style-type: none"> Tweed DCP 2008 	<ul style="list-style-type: none"> Linked to Action 67

Policy Direction 4: Grow rural tourism

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

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

Policy Direction 4: Grow rural tourism

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
77	Indigenous cultural heritage	Work with the local Aboriginal Land Council to identify areas of cultural heritage significance that could lead to educational and tourism opportunities.	Indigenous cultural heritage is better understood as part of the rural experience for tourists, local residents and landowners.	<ul style="list-style-type: none"> • Local Aboriginal community • Tweed–Byron Local Aboriginal Land Council • OEH • NPWS • Council
78	Agricultural tourism funding	Investigate funding opportunities for establishing agriculturally focused rural tourism opportunities.	Agriculture as a tourism and rural experience is recognised and supported as a value-adding and diversification opportunity.	<ul style="list-style-type: none"> • Tweed Tourism Company • RDA • Government agencies • Destination NSW • Council
79	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.	<ul style="list-style-type: none"> • Council • DPIE

Policy Direction 5: Greater diversity of rural housing

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
80	Growth management study and principles	Prepare growth management objectives and principles for all development within rural Tweed, consistent with the Intent and Outcomes of Policy Direction 5.	A clear understanding of how rural Tweed is envisaged to grow consistent with the Desired Future Character Statements for destinations and localities.	<ul style="list-style-type: none"> • Council • DPIE • Government agencies, Landowners and rural community • Business and industry representative groups
81	Dwellings – Guidelines	Pending the findings of Action 80, prepare planning objectives, principles, guidelines and development standards for the siting, design, appearance including identification of building envelopes and exclusion areas which protect the productive capability of the land, scenic amenity of the site or locality, and environmental values, consistent with the character of the locality, and where development does not hinder the proper and orderly development of urban areas, and does not create unreasonable or uneconomic demands for the provision of public infrastructure, amenities or services and other matters deemed appropriate for dwellings in rural Tweed.	Rural housing is well located and designed to ensure protection of native vegetation, agricultural land, scenic amenity of the site and locality, consistent with the desired future character of the locality.	<ul style="list-style-type: none"> • Council • DPIE • DPI • OEH • LLS • Government agencies, business and industry representative groups

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed Environmental zoned land National Parks	Medium term	Low to medium Subject to budget allocation of delivery partners	<ul style="list-style-type: none"> Guideline for the appreciation of Aboriginal cultural heritage as part of a rural tourism experience 	<ul style="list-style-type: none"> Draft Tweed Aboriginal Cultural Heritage Management Plan

Rural Tweed	Medium to Long term Ongoing	Low	<ul style="list-style-type: none"> Funded development opportunities 	<ul style="list-style-type: none"> Tweed Destination Management Plan
Rural Tweed	Short term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 Tweed Destination Management Plan 	

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Short term	Low to medium	<ul style="list-style-type: none"> A statement or part of a Shire wide Growth Management Plan Council policy Tweed LEP 2014 	<ul style="list-style-type: none"> This could be linked to the Character Statements and the new DCP section on Rural Land Tweed Drinking Water Catchment Cumulative impact must be considered This action is linked to Action 81 and other housing related actions
Rural Tweed	Short term	Medium	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 Development Assessment criteria 	<ul style="list-style-type: none"> Linked to amendments to Tweed LEP 2014 above Development Application Guide Draft Tweed Biodiversity and Habitat management DCP This action is linked to Action 80 and other housing related actions

Policy Direction 5: Greater diversity of rural housing

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
82	Dual occupancy (detached) on properties greater than 40ha	Pending the findings of actions 80 and 81 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.	<ul style="list-style-type: none"> • Council • DPIE • Landowners of properties greater than 40 hectares
83	Secondary Dwellings on properties greater than 10ha	Pending the findings of actions 80 and 81 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.	<ul style="list-style-type: none"> • Council • Landowners of properties greater than 10 hectares
84	Rural workers' dwellings	Pending the findings of actions 80 and 81 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.	<ul style="list-style-type: none"> • Council
85	E4 Environmental Living zone	Investigate the application of the E4 Environmental Living zone to clusters of properties less than 10 hectares not containing properties rated as Farmland in areas of special environmental value.	Small area rural lifestyle properties appropriately zoned.	<ul style="list-style-type: none"> • Council
86	Rural subdivision – supply and demand analysis	Proponent initiated 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 proponent request for subdivision creating allotments less than the MLS must validate the request in part through a supply and demand analysis in accordance with guidelines to be prepared by Council.	<ul style="list-style-type: none"> • Council • DPIE
87	Rural residential – supply and demand analysis	Undertake a supply and demand analysis as the first stage in assessing the need for further subdivision of rural land and a rural residential strategy.	A supply and demand analysis for small area lifestyle properties will provide guidance on the need for further investigations into development of rural land for lifestyle purposes.	<ul style="list-style-type: none"> • Council • DPIE • DPI • Other Government agencies, business and landowners' representative groups
88	Dwelling Opportunity Map	Amend Tweed LEP 2014 clause 4.2B (3) to include a further basis for a dwelling being permitted on an existing lot or parcel of rural zoned land as follows: "... is a lot or a group of lots identified as having 1 Dwelling opportunity on the Dwelling Opportunity Map." After two years delete clauses 4.2B (3) (c) and (d).	<p>Dwelling opportunities will be identified and recorded for future reference.</p> <p>The need for complex and time consuming dwelling entitlement investigations will be eliminated.</p> <p>A Dwelling Opportunity Map is prepared and maintained up-to-date.</p>	<ul style="list-style-type: none"> • Council • Landowners with known dwelling entitlements on undersized allotments

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural properties greater than 40 hectares in the RU1 and RU2 zones	Short term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	
Rural properties greater than 10 hectares in the RU1 and RU2 zones	Medium term	Low		
RU1 and RU2 zoned land	Medium term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	
Small area rural lifestyle properties less than 10 hectares.	Medium term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	<ul style="list-style-type: none"> E4 zones will typically be applied to low-impact residential developments in areas of special environmental value
Rural Tweed	Ongoing	Low to medium Funded by proponent	<ul style="list-style-type: none"> Site specific supply and demand analysis 	
Rural Tweed	Medium term	Low to medium	<ul style="list-style-type: none"> Rural Tweed supply and demand analysis 	
Allotments less than the minimum lot size	2 year sunset clause to apply to generation of map and implementation	Low Ongoing	<ul style="list-style-type: none"> Tweed LEP 2014 Development Assessment Guidelines 	<ul style="list-style-type: none"> Based on preferred option 13 in the Options Paper completed in Stage 3. Potential for increased demand for dwelling entitlement investigations during the sunset period

Policy Direction 5: Greater diversity of rural housing

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
89	Undersized allotments without dwelling entitlements and lots split by infrastructure – assessment criteria	Prepare guidelines for planning proposals seeking a dwelling entitlement for a single house.	Guidelines prepared.	<ul style="list-style-type: none"> • Council • DPIE
90	MO and Community Title	Prior to investigating options, amend Tweed LEP 2014 to remove the permissibility of multiple occupancy (including rural landsharing communities) and if appropriate, prepare guidelines for the conversion of existing legal multiple occupancy and rural landsharing community developments to appropriate alternative that provides legal title to at least part of the property.	<p>Owners of property in legal multiple occupancy or rural landsharing community development may have the opportunity to convert to community title, Torrens Title or other alternative opportunity to secure legal title to at least part of the property.</p> <p>The ability, desirability, and implications of such a conversion are fully understood.</p>	<ul style="list-style-type: none"> • Council • DPIE • Landowners
91	Rural landsharing communities – local provision	Investigate options to amend Tweed LEP 2014 to include a local provision for rural landsharing communities which reflects their desired future in the Tweed, and is consistent with the requirements of the Department of Planning and Environment.	Local provisions for rural landsharing communities included in Tweed LEP 2014.	<ul style="list-style-type: none"> • Council • DPIE
92	Small lot clusters and R5 Large Lot Residential	Investigate the ability for properties typically less than 10ha in existing clusters and R5 Large Lot Residential zoned land to be further subdivided to increase housing density without expanding the footprint of the cluster, impacting agricultural land, environmental values, scenic amenity or character of the locality.	Selected clusters of small lot properties are provided the opportunity to undertake further subdivision where no properties are rated 'Farmland', and impacts upon agricultural land, the environment and scenic amenity or character of the locality are not detrimental, and does not create unreasonable or uneconomic demands for the provision of public infrastructure, amenities or services.	<ul style="list-style-type: none"> • Council • DPIE • Owners of small lot properties within existing cluster developments
93	Small lot clusters and R5 Large lot residential land	Should a strategic review support further subdivision of properties in small lot clusters and all or part of R5 zoned land, develop guidelines and planning provisions to ensure a desirable built form and environmental outcome.	Additional housing is provided in strategically justified locations where the desired future character, scenic amenity, impact on agricultural land, environment, Aboriginal cultural heritage, and amenity of the locality are protected or enhanced.	<ul style="list-style-type: none"> • Council • DPIE • Local community • Owners of small lot properties
94	Clause 4.6	Clarify the use of Tweed LEP 2014 clause 4.6 as a means of varying development standards, including variations to the minimum lot size and allocation of dwelling entitlement.	The applicability of Clause 4.6 of Tweed LEP 2014 for amendment to development standards such as minimum lot size requirement for properties on allotments less than the MLS and which currently do not have a dwelling entitlement is clarified.	<ul style="list-style-type: none"> • Council • DPIE
95	Rural village expansion	Define the potential extent of rural village expansion to provide additional rural housing opportunities and allow for protection of agricultural land.	The potential for expansion of rural villages into surrounding rural land is known and adopted within Council policies, strategies and planning provisions.	<ul style="list-style-type: none"> • Council • Rural village residents • Surrounding rural landowners

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Allotments smaller than the minimum lot size which do not have a known dwelling entitlement	Short term Subject to work program commitments	Low	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 Development assessment criteria 	<ul style="list-style-type: none"> Council's Development Application Guide Could be included in Dwellings – Guidelines and incorporated into the new Rural Land section of the DCP Dwelling Opportunity map
Land containing legal Multiple Occupancy and rural landsharing communities	Medium term	Low Predominantly at the landowner's expense.	<ul style="list-style-type: none"> Tweed LEP 2014 Guidelines if appropriate 	<ul style="list-style-type: none"> SEPP (Primary Production and Rural Development) 2019
Rural land	Short term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 	<ul style="list-style-type: none"> SEPP (Integration and Repeals) 2016 Schedule 1
Existing small lot clusters of rural residential development typically less than 10ha in RU1 and RU2 zoned land	Medium term	Low to medium	<ul style="list-style-type: none"> Tweed LEP2014 Tweed DCP 2008 Development Assessment guidelines 	<ul style="list-style-type: none"> This action is linked to Action 93
	Medium term	Low to medium	<ul style="list-style-type: none"> Tweed LEP 2014 	<ul style="list-style-type: none"> Tweed LEP2014 Tweed DCP 2008 Development Assessment guidelines This action is linked to Action 92
RU1 and RU2 zoned land	Short term	Low	<ul style="list-style-type: none"> Tweed LEP2014 Tweed DCP 2008 Development Assessment guidelines 	<ul style="list-style-type: none"> This could be incorporated into the new Rural Land section of Tweed DCP 2008
RU1 and RU2 zoned land adjoining rural villages	Medium to long term	Medium	<ul style="list-style-type: none"> Tweed LEP 2014 Tweed DCP 2008 	<ul style="list-style-type: none"> Rural Villages Strategy Tweed Urban and Employment Land Release Strategy 2009

Policy Direction 5: Greater diversity of rural housing

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
96	Seniors' housing	Facilitate and encourage opportunities for a diversity of housing including seniors' housing within rural villages.	Opportunities for seniors' housing is investigated and opportunities for integration with existing rural villages considered and supported where appropriate.	<ul style="list-style-type: none"> • Government agencies • Council • Aged care providers
97	Surface and groundwater	Criteria for assessing potential impacts of additional housing in rural areas on surface and groundwater to be developed in consultation with the Office of Water.	The potential impact of additional housing on surface and groundwater is identified and responded to appropriately.	<ul style="list-style-type: none"> • Council • Office of Water • Landowners • Housing industry
98	Flooding – local	Extend the Tweed Valley Floodplain Risk Management Plan into the upper parts of the catchment to ensure that localised flooding above Murwillumbah is understood and taken into account when assessing development applications.	The potential impact of localised flooding in the upper catchment is considered in the assessment of planning proposals and development applications.	<ul style="list-style-type: none"> • Council • OEH
99	Steep land	Amend Tweed DCP Section A1 to ensure that development on land greater than 12 degrees is minimised and that the scenic impact of any development, including dwellings, roads and buffers are considered and appropriate provisions to minimise or prevent adverse impacts are addressed in assessment of development proposals.	<p>Potentially adverse impacts of development on steep land are avoided or minimised and managed.</p> <p>The visual impact of development on steep land is considered in assessment of development applications.</p>	<ul style="list-style-type: none"> • Council • Housing industry
100	Dwellings constructed without approval	Prepare a situation paper on dwellings constructed without consent and for Council to establish its position on this matter.	An investigation into dwellings constructed without consent is completed and Council establishes its position on this matter.	<ul style="list-style-type: none"> • Council • DPIE • Local community • Owners of dwellings constructed without consent
101	Dwelling entitlements – transferability	Investigate options to transfer dwelling entitlements from RU1 Primary Production and RU2 Rural Landscape zoned land which is mapped as being affected by the 100 year Design Flood Level, to higher land under the same ownership.	Options to allow transfer of dwelling entitlements from flood affected land to higher land under the same ownership are identified, and pending the outcome of the investigation, guidelines and planning controls developed.	<ul style="list-style-type: none"> • Council • DPIE • Rural industry groups

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

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
102	Cultural heritage	Amend Tweed LEP 2014 to include an additional aim/objective for RU1 and RU2 zones regarding the retention of Aboriginal and European cultural heritage.	Tweed LEP 2014 is amended to include reference to Aboriginal and European cultural heritage in the objectives of the RU1 and RU2 zones.	<ul style="list-style-type: none"> • Council

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
RU5 Village zoned land Land adjoining or in close proximity to rural villages	Medium term	Subject to work programme	<ul style="list-style-type: none"> • Tweed LEP2014 • Tweed DCP 2008 • Development Assessment guidelines 	<ul style="list-style-type: none"> • SEPP (Housing for Seniors or People with a Disability) 2004
RU1 and RU2 zoned land	Medium term	Low Subject to budget allocation of delivery partners	<ul style="list-style-type: none"> • Guidelines • Tweed DCP 2008 • Development Assessment criteria 	<ul style="list-style-type: none"> • Development Application Guide
RU1 and RU2 zoned land	Short term	Low	<ul style="list-style-type: none"> • Tweed DCP 2008 • Development Assessment guidelines 	<ul style="list-style-type: none"> • Development Application Guide
RU1 and RU2 zoned land Land with a slope greater than 12 degrees	Medium term	Low	<ul style="list-style-type: none"> • Tweed LEP 2014 • Tweed DCP 2008 	<ul style="list-style-type: none"> • Development Application Guide
Rural Tweed	Medium term	Low to medium	<ul style="list-style-type: none"> • Council policy and/or strategy • Tweed LEP 2014 • Tweed DCP 2008 	
RU1 Primary Production and RU2 Rural Landscape zoned land mapped as located within the 100 year Design Flood Level.	Medium term	Moderate	<ul style="list-style-type: none"> • Investigation and legal decision. 	
Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
RU1 Primary Production; RU2 Rural Landscape All environmentally zoned land	Short term	Subject to budget allocation	<ul style="list-style-type: none"> • Tweed LEP 2014 	<ul style="list-style-type: none"> • Tweed DCP 2008

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

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
103	Meetings	Without prejudice meetings with applicants (at minimal cost) to assist in problem solving for past or future activities proposed on rural land.	Applicants are able to meet with Council officers to discuss and where possible resolve rural land related planning matters.	<ul style="list-style-type: none"> • Council • Proponent(s)
104	Planning charrettes	Promote Council supported planning charrettes or facilitated workshops to explore and if possible resolve complex issues for larger rural projects or proposals in an open and transparent way without significant time delays.	Planning Charrettes are conducted to scope out and provide guidance on complex planning proposals and development applications	<ul style="list-style-type: none"> • Council • Proponent(s) • Relevant government agencies
105	Community participation	Implement the adopted Tweed <i>Community Engagement and Participation Plan</i> . Review Council's community engagement procedures to ensure the CEPP principles of community engagement and participation are applied and ensure the rural community has an opportunity to influence decision making on issues and projects that affect them.	The rural community has better access to information and more able to contribute to decision making about issues that relate to rural land use planning and management	<ul style="list-style-type: none"> • Council • Rural community
106	Rural land issues prioritised and the community engaged	Review Council committees, intra-Council and inter-governmental working groups and consultation structures to ensure that rural issues are considered on meeting agendas, and potentially impacted landowners are engaged in the decision making process.	Rural land use planning and management issues are considered and responded to at all levels and the affected community is engaged in the decision making process.	<ul style="list-style-type: none"> • Council • Inter-governmental working groups • Non-government service providers • Rural Landowners and affected groups
107	Planning system review	Conduct a biannual review and report to Council on the progress of implementation of the Strategy.	The impact of implementing policy and actions derived from the Rural Land Strategy will be assessed for effectiveness on an annual basis or more frequently as required.	<ul style="list-style-type: none"> • Council
108	Planning officer	Council to make available a dedicated planner as the principle point of contact for assistance and assessment of development applications relating to rural land.	A dedicated planning officer is available to address queries relating to development applications, and who has an understanding of rural land related matters.	<ul style="list-style-type: none"> • Council
109	s149 certificates	Amend Council's section 149 certificates to advise of the potential implications of living in or near agricultural or rural land.	Enquiries relating to potential property purchases are notified of rural land related matters within 149 Certificates.	<ul style="list-style-type: none"> • Council

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Short term	Low Within existing Council budget and complemented by a nominal fee.	<ul style="list-style-type: none"> • Council policy • Procedural 	<ul style="list-style-type: none"> • Options Paper Preferred Option 25
Rural Tweed	Short term	Low On a fee for service basis yet to be established.	<ul style="list-style-type: none"> • Council policy • Procedural 	<ul style="list-style-type: none"> • Options Paper Preferred Option 26
Rural Tweed	Short term	Low	<ul style="list-style-type: none"> • Council policy • Procedural 	<ul style="list-style-type: none"> • Implementation will be impacted by mechanisms required to enhance community participation
Rural Tweed	Short to medium term	Low	<ul style="list-style-type: none"> • Council policy • Procedural 	
Rural Tweed	Short term	Within existing Council budget	<ul style="list-style-type: none"> • Council policy • Procedural 	<ul style="list-style-type: none"> • Options Paper Preferred Option 27
Rural Tweed	Short term Ongoing	Low Ongoing	<ul style="list-style-type: none"> • Council policy • Procedural 	<ul style="list-style-type: none"> • Resourced from existing pool of development assessment officers
Rural Tweed	Short term	Subject to budget allocation	<ul style="list-style-type: none"> • 149 Certificates 	

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

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
110	Rural services and facilities – needs	<p>In consultation with the local community, identify the service and infrastructure needs and desires of the rural community.</p> <p>Review Council's service delivery model for the provision of facilities and services to rural landowners and village residents to provide, where possible, access to improved information, transport, and local services and facilities.</p>	The needs and desires of the rural community have been identified, assessed and responded to as appropriate.	<ul style="list-style-type: none"> • Council • Rural community
111	Rural services and infrastructure – provision	Ensure that resourcing strategies of Council (Community Strategic Plan, Delivery Program and Operational Plan), and service and infrastructure providers accommodate long-term planning, maintenance and/or improvement of rural services and infrastructure.	Provision of rural services and infrastructure are factored into Council and infrastructure service delivery strategies.	<ul style="list-style-type: none"> • Council • Service and Infrastructure providers
112	Rural development road infrastructure assessment	Proponents to provide assessment of the impact of development on rural roads, bridges and other infrastructure to ensure that the capacity of the road infrastructure is capable of sustaining increased use.	Increased traffic on rural roads does not exceed the capacity of road infrastructure.	<ul style="list-style-type: none"> • Council
113	Road Contribution Plan (S94 plan)	Ensure that the Tweed Road Contribution Plan (S94 plan) remains current and linked to any increases in the potential for traffic generating rural development (such as rural housing and farm based businesses)	The Tweed Road Contribution Plan is up-to-date and reflects demands from an increased use of rural roads.	<ul style="list-style-type: none"> • Council
114	Transport Plan – alternatives to cars	<p>Encourage the preparation of a Transport Plan in collaboration with public and private transport providers which will integrate rural, village and urban areas and address:</p> <ul style="list-style-type: none"> • Alternatives to the use of cars; • Transport routes; • Provide a range of sustainable transport modes, i.e. walking, cycling, public transport, community transport; • Links between the transport nodes, and • Maintaining the amenity of rural Tweed. 	Transport infrastructure supports mobility and connectivity of the rural community.	<ul style="list-style-type: none"> • Council • RMS • Private service providers

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Medium term	Low to medium	<ul style="list-style-type: none"> • Council policy • Procedural 	
Rural Tweed	Long term Ongoing	High To be factored into long term budgets	<ul style="list-style-type: none"> • Delivery Program and Operational Plan • Infrastructure and service provider work programs 	
Rural roads	Medium to long term	Low to medium Subject to budget allocation	<ul style="list-style-type: none"> • Assessment of rural roads and bridges 	<ul style="list-style-type: none"> • Could occur within existing programs
Rural roads	Medium term Ongoing	As defined in the plan	<ul style="list-style-type: none"> • Tweed Road Contribution Plan 	
Rural Tweed	Long term	Low	<ul style="list-style-type: none"> • Council policy • Procedural 	<ul style="list-style-type: none"> • Rural Villages Strategy

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

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
115	Social planning	Review Council's Community Infrastructure Framework 2014, the Network Plan to be derived from it, and other relevant strategies and policies to integrate actions which address the needs of rural youth, older residents, residents with a disability, residents from linguistically and culturally diverse backgrounds, and low income families.	The particular social and welfare needs of the rural community are identified and responded to accordingly.	<ul style="list-style-type: none"> • Council • Government agencies • Social and community welfare groups
116	'How to' information sheet	Prepare a fact sheet on the roles and responsibilities of Council, procedures and requirements, and where to find help or information on rural landuse planning and management matters.	Information regarding where to find assistance from Council on landuse planning requirements and provisions on matters relevant to rural land is provided in a single document.	<ul style="list-style-type: none"> • Council
117	Rural housing – register	Establish a database of rural housing identifying the location of houses in rural zones.	The location of houses in rural Tweed are known.	<ul style="list-style-type: none"> • Council • Service and infrastructure providers
118	Complaints register	Establish a register of complaints relating to rural landuse and management activities.	A register of complaints is established and monitored for response within the annual review of planning systems and requirements and reports to Stage government.	<ul style="list-style-type: none"> • Council

Policy Direction 7: An informed, connected and resilient community

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
119	Web page	Create a page within Council's website to provide a single point of access to information on rural land related matters.	Any person interesting in knowing about living, working or relaxing in rural Tweed can come to a single internet page for all the necessary linkages for sourcing information on rural related matters.	<ul style="list-style-type: none"> • Council • Rural industry groups • Government agencies • Education and service providers • Rural community
120	Web page	Prepare procedures to ensure that the Rural Land Web page is maintained and all enquiries relating to rural land matters are directed to this site as part of Council's response to such enquiries.	The Rural Land Web page is maintained up-to-date, and enquiries relating to rural land matters are directed to this site for generic information.	<ul style="list-style-type: none"> • Council • Stakeholders responsible for information held on the site
121	Media strategy – Council	Develop a media strategy for the regular distribution of Council and community information to all residents of rural Tweed.	Matters of relevance to the rural community are circulated to rural landowners and residents.	<ul style="list-style-type: none"> • Council
122	Community networks	Develop a policy and strategy that support rural community networks and organisations.	Community networks and organisations such as Landcare, Youth Network, Rural Business Network etc. are supported.	<ul style="list-style-type: none"> • Council • Community groups • Government agencies • Rural community

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Medium term	Low to medium	<ul style="list-style-type: none"> Social Plan 	
Rural Tweed	Short term	Low	<ul style="list-style-type: none"> Fact Sheet Rural Land web page TWEED DCP 2008 	<ul style="list-style-type: none"> All relevant Council policies, plans and strategies Could be incorporated into the new Rural Land webpage on Council's website
Rural Tweed	Long term Ongoing	Low Procedural	<ul style="list-style-type: none"> Council policy Procedural 	
Rural Tweed	Short term Ongoing	Low	<ul style="list-style-type: none"> Council policy Procedural 	<ul style="list-style-type: none"> State Government Right to Farm Policy 2015

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Medium to long term Ongoing	Medium to high	<ul style="list-style-type: none"> Council policy Procedural 	<ul style="list-style-type: none"> Options Paper Preferred Option 28
Rural Tweed	Medium to long term Commitment to maintaining up-to-date	Low Ongoing	<ul style="list-style-type: none"> Council policy Procedural 	<ul style="list-style-type: none"> Options Paper Preferred Option 28
Rural Tweed	Medium term Ongoing	Low Ongoing	<ul style="list-style-type: none"> Council policy Procedural 	<ul style="list-style-type: none"> Community Engagement Strategy 2018–2022
Rural Tweed	Medium term Ongoing	Low	<ul style="list-style-type: none"> Council policy Procedural Community Engagement Strategy 	<ul style="list-style-type: none"> Could be incorporated into the Community Engagement Strategy

Policy Direction 7: An informed, connected and resilient community

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
123	Right to Farm Policy 2015	Maintain up-to-date advice and action on implementation of the NSW Right to Farm Policy 2015, including State Environmental Planning Policy (Primary Production and Rural Development) 2019, and other related legislation, and assess recommendations for implementation for application where appropriate.	Implementation of the Right to Farm Policy 2015 and any implications are considered and responded to accordingly.	<ul style="list-style-type: none"> • Council • OEH • DPI
124	Information brochures	Prepare a suite of brochures or fact sheets relating to living, working and recreating in rural Tweed for distribution to real estate agents, potential purchasers of rural land and anyone interested in understanding what life in or adjoining agricultural and rural land is like.	Persons considering living in rural areas or on nearby land are aware of how living in these locations will influence lifestyle.	<ul style="list-style-type: none"> • Council • Real estate agents and associations • Rural industry groups • Rural community
125	Emergency preparedness	Ensure that information on the Emergency Services Disaster Management and Response Plan is available for rural landowners and residents.	Information for rural residents on how to respond to emergencies is available.	<ul style="list-style-type: none"> • Council • SES • Government agencies
126	Climate Change preparedness	In collaboration with Government agencies, develop locally relevant responses to the impact of climate change on rural landuse, infrastructure, water demand, energy requirements, natural resource management, and the future adaptations necessary to ensure preparedness and resilience to climate change related impacts.	<p>The impacts of Climate Change are recognised and responded to appropriately by all members of the community.</p> <p>Rural landuse and infrastructure plans and decisions seek to reduce greenhouse gas emissions and take account of up-to-date modelling about changing climate conditions.</p> <p>Climate change adaptation responses for rural land are resourced and delivered by agencies and communities where possible.</p>	<ul style="list-style-type: none"> • Local community • Government agencies and service providers • OEH • Council • LLS • Emergency service providers
127	Water sharing rights	In consultation with the Office of Water, review the implications of water sharing and water rights legislation in relation to lot size to ensure that water harvesting implications for rural subdivision, and in particular small lot properties, is considered in assessment of requests to prepare planning proposals and development applications.	Council and landowners are aware of the limitations on property size associated with available water and is considered in assessment of requests to prepare planning proposals and development applications.	<ul style="list-style-type: none"> • Office of Water • Council • Property owners

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Medium term Ongoing	Low Ongoing	<ul style="list-style-type: none"> • Council policy • Procedural 	
All rural zoned land and land within a prescribed distance of rural zoned land	Short term	Low Potential for funding grants.	<ul style="list-style-type: none"> • Pamphlets or brochures 	<ul style="list-style-type: none"> • Rural Villages Strategy Brochures could include topics such as: <ul style="list-style-type: none"> • Welcome to Rural Tweed; • Agricultural industries and their impacts; • Agricultural planning controls in Tweed Shire; • How to be a good neighbour in rural Tweed, and • Dispute resolution tips and agricultural contacts.
Rural Tweed including villages	Short term	Low Potential for funding grants.	<ul style="list-style-type: none"> • Pamphlets or brochures 	
Rural Tweed	Medium to long term Ongoing	Low to medium	<ul style="list-style-type: none"> • State Government policy and support to local communities • Community services resilience programs such as SES and Red Cross • Council emergency planning and policy 	
All rural land	Short term	Low	<ul style="list-style-type: none"> • Council policy • Procedural 	<ul style="list-style-type: none"> • Sustainable Agriculture Strategy

Policy Direction 7: An informed, connected and resilient community

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
128	Notification to potential purchasers of land adjoining rural zoned land	Prepare a notification to all potential purchasers and existing landowners enquiring about non-rural zoned properties within a prescribed distance of rural zoned land about the nature of rural landuse activities and potential for issues to arise that may not in normal circumstances arise in a residential area.	All new residents or persons enquiring about purchase of properties within or adjoining rural zoned land are advised of the potential for nuisance and conflict arising from the routine operations of agricultural land which either adjoins or is in close proximity to the property.	<ul style="list-style-type: none"> • Council
129	Monitoring change	Prepare a set of Quality of Life indicators which can be measured and used to assess the level of service provided to the rural community. This could be done in conjunction with the related social plans.	The quality of life and impacts of change on rural communities are identified, monitored and responded to as appropriate through both social and landuse planning frameworks.	<ul style="list-style-type: none"> • Council • Government agencies • Rural community

Policy Direction 8: Promote more sustainable landuse practices

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
130	Best practice information available	Continue to collaborate with relevant Government agencies and industry organisations to facilitate the provision of information on sustainable land management practices and standards across all agricultural activities and rural-based industries and enterprises.	Information on living and working sustainably in rural areas is available and application encouraged.	<ul style="list-style-type: none"> • Government agencies • Council • Industry associations • Universities
131	Sustainable Land Management implementation	Support where possible capacity building of the community and implementation of sustainable land management practices.	Landowners actively implement more sustainable land management practices.	<ul style="list-style-type: none"> • Rural Landholders • Government agencies • Community organisations • Council • Industry associations • Universities
132	Renewable energy	Promote and support where possible renewable energy opportunities, encourage the installation of renewable energy facilities and establish guidelines to ensure that infrastructure for individual properties and networks are appropriately located.	Development assessment requirements include consideration of renewable energy opportunities to support development in rural areas.	<ul style="list-style-type: none"> • Council • Government agencies
133	Forestry	Collaborate with relevant State agencies and landowners with regard improving existing forestry activities to ensure sustainable operations.	Commercial forestry operations on private and public-owned land are managed in a more sustainable manner for an improvement in the health of local catchments.	<ul style="list-style-type: none"> • Government agencies • Council • LLS

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
All non-rural land within a defined distance from rural zoned land.	Short term Ongoing	Low	<ul style="list-style-type: none"> • Council procedures • Information brochures • Online notification 	<ul style="list-style-type: none"> • Information brochures listed in action 126 could be included in the notification

Rural Tweed	Long term Ongoing	Low	<ul style="list-style-type: none"> • Council policy • Procedural 	
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Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Medium term Ongoing	Low to medium	<ul style="list-style-type: none"> • Government agency programs • Rural Land website • Tweed DCP 2008 	<ul style="list-style-type: none"> • Tweed Shire Sustainable Agriculture Strategy • Tweed Vegetation Management Strategy 2004
Rural Tweed	Medium term Ongoing	Low to medium	<ul style="list-style-type: none"> • Government agency programs 	

Rural Tweed	Medium term	Low	<ul style="list-style-type: none"> • Development assessment guidelines 	<ul style="list-style-type: none"> • NSW Climate Change Policy Framework • NSW Renewable Energy Action Plan. • BASIX and the National Construction Code
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Commercial forestry areas	Ongoing	Low Within the budget of appropriate government agencies	<ul style="list-style-type: none"> • Implementation strategies of government agencies • Private forestry management plans 	<ul style="list-style-type: none"> • Could apply to all development types
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Policy Direction 8: Promote more sustainable landuse practices

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
134	Sustainable Living	Investigate opportunities to develop sustainable living benchmarks.	The ability of the environment to sustain development and activity is better understood and responded to accordingly.	<ul style="list-style-type: none"> • Research partners • Council • Australian Research Council • Rural Landholders • Community Environmental Groups

Policy Direction 9: Extractive industries are protected and landuse conflict minimised

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
135	Mineral resources	The Mineral Resource Audit (non-energy) Map 2014 be included into Council's GIS, and assessment criteria for development applications on land within transition areas surrounding identified resource areas consider the requirements for prevention of conflict and protection of extractive resources.	<p>Identified resource areas are known and protected from the risk of conflict with adjoining landuses where possible.</p> <p>Appropriate development assessment criteria and conditions of consent apply to transition areas surrounding identified resource areas.</p>	<ul style="list-style-type: none"> • Council • Department of Industry (Resources and Energy) • Proponents for development on land adjoining or in close proximity to extractive sites
136	Mineral Resources Audit – Update	<p>A review of Council's operational and proposed or potential resource sites be undertaken.</p> <p>Any changes to the current Mineral Resource Audit 2014 are provided to the Department of Industry for update.</p>	The Mineral Resource Audit 2014 is updated if necessary.	<ul style="list-style-type: none"> • Council • Department of Industry
137	Zoning adjoining resource sites	Tweed LEP 2014 is amended to ensure that existing quarries and known extractive resource sites (sand, hard rock, road base, etc.) whether currently operational or potential, and surrounding buffers are zoned appropriately to minimise potential for landuse conflict and the resource is protected for ongoing use where necessary to service local resource needs, and protect the cultural heritage, scenic, environmental and amenity values of the Shire.	Existing quarries and known extractive resource sites and any buffers are protected through appropriate zoning or planning provisions under Tweed LEP 2014.	<ul style="list-style-type: none"> • Council
138	Buffers	Review buffer requirements from existing and proposed extractive industry sites and include in the proposed new buffer section in Tweed DCP 2008.	Transition areas and buffers surrounding all sites where resource extraction is occurring, or may be possible, are protected by the establishment of appropriate buffers and development controls for landuse proposals within these areas.	<ul style="list-style-type: none"> • Council • Department of Industry (Resources and Energy) • Operators of local quarries and other extractive resource sites
139	Leading world-best practice	Collaborate with relevant Government agencies and industry representative organisations to ensure that leading world-best practice site management is applied to all extractive industry operations.	All resource extraction sites are operated utilising best practice methodology and procedures.	<ul style="list-style-type: none"> • Department of Industry (Resources and Energy) • Industry representative organisations • Council

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Rural Tweed	Long term	Low Within the budget of government agencies and funding opportunities.	<ul style="list-style-type: none"> Guidelines and Development assessment criteria 	<ul style="list-style-type: none"> Could apply to all development types

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
Extractive and potential extractive resource sites and buffers established around them as defined in the Mineral Resource Audit Map	Long term	Low	<ul style="list-style-type: none"> Council's GIS system Development Assessment criteria 	<ul style="list-style-type: none"> Mineral Resource Audit 2014 Section 117 Ministerial Direction 1.3 Mining, Petroleum Production and Extractive Industries
Extractive and potential extractive resource sites and buffers not identified on the Mineral Resource Audit map	Short term	Low	<ul style="list-style-type: none"> Mineral Resource Audit 2014 	
Existing quarries and known extractive resource sites	Long term	Subject to budget allocation	<ul style="list-style-type: none"> Tweed LEP 2014 	<ul style="list-style-type: none"> Could be linked to potential use of buffers and the RU6 Transition zone
All current and potential resource extraction sites	Long term	Subject to budget allocation	<ul style="list-style-type: none"> Tweed DCP 2008 	<ul style="list-style-type: none"> Living and working in rural areas 2007
All current and potential resource extraction sites	Long term	Subject to budget allocation	<ul style="list-style-type: none"> Industry specific best practice guidelines 	

Policy Direction 9: Extractive industries are protected and landuse conflict minimised

No.	Theme	Action	Implementation outcome	Delivery partners and key responsibility
140	CSG	Council provide feedback during preparation of the CSG Strategic framework and reiterate Council's strong stance against CSG mining.	Potential implications of the CSG Strategic Release Framework are known and responded to appropriately.	<ul style="list-style-type: none"> • Department of Industry (Resources and Energy) • Council
141	Water bottling facilities	Amend Tweed LEP 2014 to remove water bottling facilities.	Water bottling facilities are no longer permissible with consent.	<ul style="list-style-type: none"> • Council

Area affected	Timeframe	Cost implications	Implementation pathway	Related plans/strategies and notes
No known impact area in Tweed Shire	Long term	Subject to budget allocation	<ul style="list-style-type: none"> Pending findings of the Strategic Release Framework 	<ul style="list-style-type: none"> While the North Coast Regional Plan 2036 states that the NSW Government has no intention to revive coal seam gas on the North Coast, a response to the CSG Strategic Release Framework will provide opportunity to reinforce Council's position
Tweed Shire	Short term	Low	<ul style="list-style-type: none"> Tweed LEP 2014 	

Monitoring and review

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

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

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

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

Consistency with the North Coast Regional Plan 2036

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

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

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

How some actions are linked and changes to the LEP and DCP are implemented

Implementation of the strategy will be a staged process, over a period of years. While prioritisation of actions will guide sequencing and their implementation, some actions will need to be implemented simultaneously to ensure that all the background work has been concluded prior to the primary action being finalised.

An example can be seen below of how actions relating to provision of greater housing diversity are linked and will need to be sequenced during implementation.

Action 83 proposes that pending the findings of actions 81 and 82, dual occupancy (detached) be made permissible with consent on properties equal to or greater than 40 hectares in the RU1 and RU2 zones. Therefore, prior to Action 83 being finalised, it will be necessary for guidelines to be prepared as identified in Action 82 and a net environmental benefit test satisfied as discussed in Action 32.

Action 83 will require an amendment to the LEP, and Action 82 will require the DCP to be amended as illustrated in the following charts.

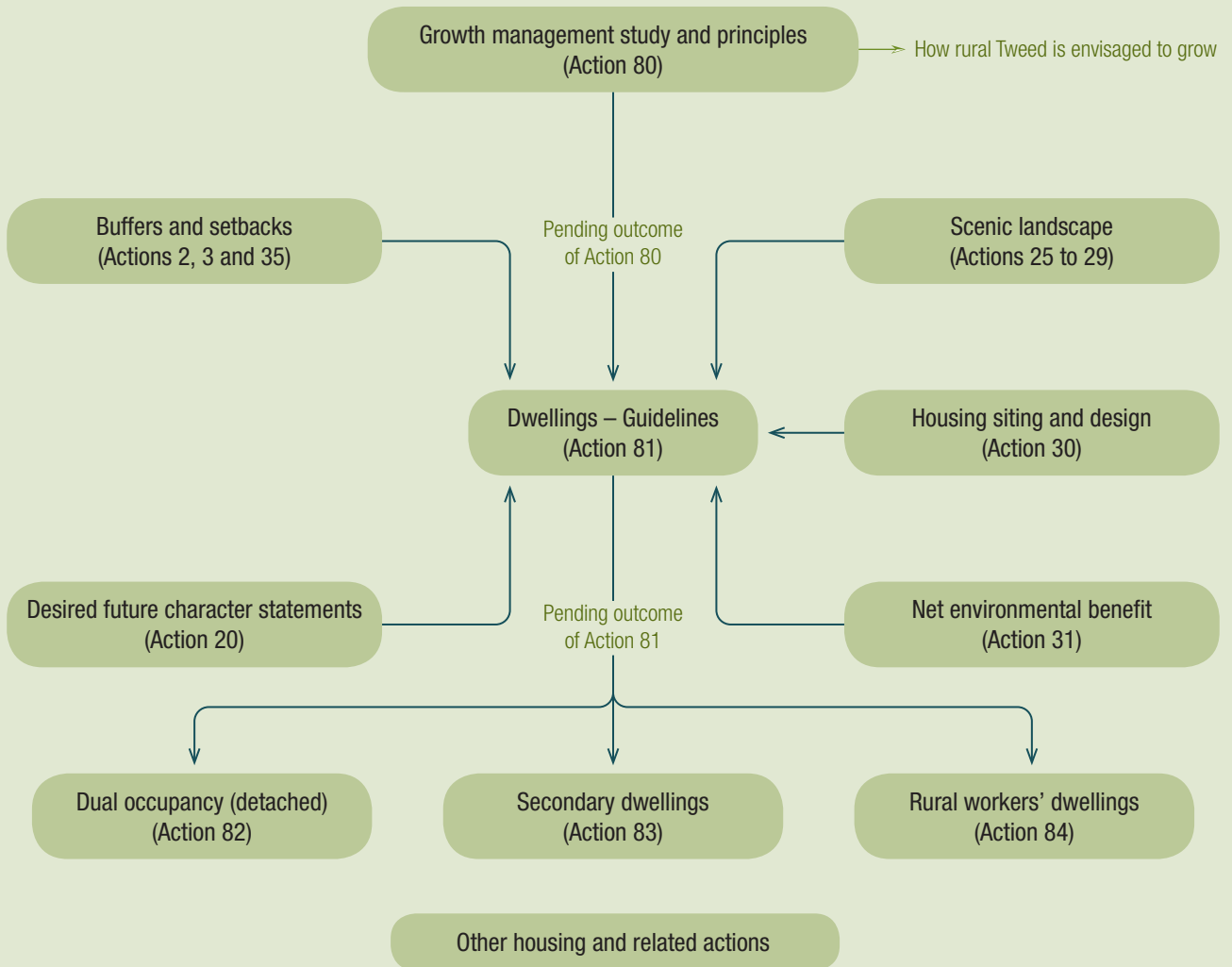


How some actions relating housing are related

The provision of housing diversity is a complex matter which has required development of a number of actions, many of which are linked and together provide an understanding of how rural Tweed will grow, yet protect those features of the landscape that make it a desirable place to work and live. A summary of key actions which will influence the development of principles, development standards and controls, and guidelines can be found below.

Implementation of Policy Direction 5 – Greater diversity of rural housing

The following chart demonstrates the linkages between, and sequencing of, actions relating to the provision of greater housing diversity.



Example of implementation process for a change of LEP and DCP

The following example shows how a change to the LEP and DCP would normally occur and how, in this case, both would be amended at the same time.

