RURAL LAND USE STRATEGY

IMPLEMENTATION PLAN

KEY PRIORITY ACTIONS

Action ID	Action	Implementation Plan
R5 Land – Infill Review		

22	Investigate capacity for re- subdivision within existing Large Lot Residential estates.	<u>First Phase</u>:
		• Determine key criteria for desktop analysis – e.g. minimum lot size for on-site wastewater etc.
		• Desktop analysis of existing R5 areas, including Ewingsdale and Left Bank Road (**Res 17-094**), to determine capacity for re-subdivision:
		   o biophysical constraints
		   o land area and existing land use/ development
		• Desktop assessment of infrastructure capacity (primarily: roads, intersections, sewer)
		• Report to Council – potential yield (if any); detailed program for resident engagement
		
		<u>Second Phase</u>:
		• Resident engagement
		   o initial contact - resident survey
		   o information sessions (specific to each identified area)
		   o Resident Jury
		       ▪ call for nominations or random selection(?)
		       ▪ decision session – technical input, resident (and others?) submissions
		       ▪ jury decision binding (?)
		
		<u>Third Phase</u>:
		• Dependent upon decision of Resident Jury.

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	Agribusiness; Rural Enterprise and Innovation	
12	Identify opportunities in our local planning framework to support: • existing agricultural activities • diversified farm production • farm linkages • greater access to land for farming • low scale rural tourism development opportunities • small and home-based business activities that bring community benefit, • complement rural productivity and align with the rural amenity • public spaces in our villages to be used for cultural activities • rural tourism opportunities that are directly associated with primary production.	<u>Draft Discussion Paper</u>: • Background – brief overview of existing/ historic agribusiness o good news stories; o examples of innovation • Regional, national & international trends and mega trends o transformative technologies o innovative planning provisions o existing NSW examples (i.e. utilizing "standard template" LEP provisions) o legislative framework o a hungrier, wealthier community • Aims and objectives o clear definition – what we are trying to achieve? o what is rural innovation / enterprise?

13	Review guidelines for agricultural and non agricultural uses to better manage potential impacts relating to:
	• natural resources including biodiversity, fertile land and water
	• farm production and economic viability
	• use of key haulage and stock droving routes, equipment between farms and traffic flow increases
	• farm linkages
	• divergent land owner expectations
		<u>Stage 1 Engagement Strategy (applies to Actions 12 and 13)</u>:
		• Farmers/ Producers Panel:
		 o existing producers
		 o industry representatives
		 o used for:
		  ▪ "expert" input
		  ▪ definition of "needs"
		  ▪ testing ideas and strategies
		• Peoples Panel:
		 o randomly chosen, statistically valid; representative of whole shire
		 o used for:
		  ▪ reality check;
		  ▪ sounding-board

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	• needs of emergency management and disaster preparedness • the siting, design and function of buffers.	▪ process decisions • Interagency Government Forum • Newspaper articles • Presentation to schools • Social Media • Meetings with existing Community Groups <u>Results Analysis</u>: • Where planning provisions unlock etc. • Barriers outside planning • Reporting to council – measures and further engagement strategy
28	Encourage co-location of uses that are able to integrate their inputs and outputs to reduce waste materials, energy and water consumption.	Considered as integral component of strategies above.
23	Investigate a strategic framework for resolving dwelling entitlement issues.	
41	Work with land owners of vacant or underused farm land that want to connect with potential producers	
46	Advocate for changes to the Standard LEP template to better reflect the agriculture, food production and rural tourism development in Byron Shire and the Northern Rivers region.	• Liaise with Department of Planning & Environment, based on results of strategies above.
Rural wedding venues		
15	Investigate the potential for allowing 'wedding venues' (a type of function centre) in rural zones and, where appropriate, planning provisions to ensure their location, scale and operation are compatible with the rural	• Map existing known venues • Correlate complaints history • Fine-tune mapping attributes for venues without history of complaints: o Distance to boundaries/ neighbours

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	setting.	○ Road/ access conditions ○ Topography - Community / industry engagement ○ Industry representatives; ○ Venue operators where no complaint history ○ Neighbours to venues with no complaint history - Draft LEP provisions: ○ New "rural wedding venue" definition ○ Location criteria ○ Operational criteria
Rural Residential Opportunities		
20	Enable new Large Lot Residential, Multiple Occupancy and Community Title development opportunities only in areas: - containing a relatively high amount of unconstrained land, having strong potential to build on and strengthen existing communities and reasonable access to major town services, as identified on Map 4, (refer to Section 4 'Land Release Program'); - not identified in a draft or adopted strategy for future urban purposes or for potential village / urban development in this strategy (as identified in Appendix 2); and - where an acceptable standard of road infrastructure can be provided at no cost to the wider community.	<u>Table 9 Priority Sites</u>: - For Sites 1 & 2 (McAuleys Lane/ Billin Rd, Myocum & Wilsons Creek/ Alidenes Rd), provide minimum specifications for road condition and intersection 'capacity and functionality' assessment (Action #25) - Review road condition/ capacity & intersection assessment (to be undertaken by land owners) - If road/ intersection capacity demonstrated, facilitate preparation of Planning Proposals; - For Sites 3 & 4 (Coopers Shoot Road & Linnaeus Estate) facilitate and review Planning Proposals - Report Planning Proposals to Council.

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E Zones		
8	Update Byron LEP 2014 to reflect High Environmental Value vegetation mapping and implement Environmental Zones in accordance with State Government requirements.	As per previously adopted implementation plan
9	Identify opportunities in our local planning framework to: • establish priority enhancement corridors • recognise the value of past environmental enhancement works as part of the development assessment process (e.g. by allowing sympathetic development to coincide with these works) • support non-market and market-based incentives for environmental enhancement work. • improve the capacity for future rural lifestyle living and rural tourism development opportunities to deliver environmental enhancement outcomes • improve the quality of biodiversity assessment and reporting • protect High Environmental Value vegetation and other environmental assets through appropriate buffers.	
27	Ensure opportunities for priority enhancement corridors are aligned with internal farm activities.	• Ground-truth corridor mapping; • Liaise with individual land owners

Action ID	Action	Implementation Plan
Housekeeping		
14	Resolve mapping inconsistencies between property and zone boundaries	• Identify inconsistencies • Prepare Planning Proposal to amend/ update LEP

REMAINING ACTIONS

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1-7	Research; improvements to Council systems and databases	• Identify community partners – e.g. LandCare; community groups, etc. • Liaise with appropriate Government Agencies • Review and ground-truth mapping • Update map sets
10	Identify opportunities in our local planning framework to support ecosystem, low carbon and renewable resource providers and users	• Identify existing providers & users • Liaise to determine needs and wants • Identify extent to which planning provisions can deliver improvements
11	Identify opportunities in our local planning framework to improve the water capture and use and energy efficiency performance of new development and facilitate the use of sustainable transport	• Research local, national & international trends and innovative examples • Report to Council, including discussion on local implementation
17	Develop a policy framework for unauthorised rural dwellings (refer 3.3.1 for key principles of any policy framework).	• Research local, national & international innovative examples • Liaise with relevant Community Services • Report to Council, including discussion on local implementation
44	Consult with NSW Family and Community Services and other housing support service organisations during development of any policy for unauthorised rural dwellings	
18	Monitor and review village zoned land to ensure there is an adequate amount to	Ongoing

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	accommodate future growth during the life of this Strategy.	
21	Where appropriate, design housing to minimise the impact of development and construction, encourage communal living (where applicable), maximise the opportunities for the use of the remainder of the land for agriculture, reforestation, or recreation and consolidate access and services.	• Research local, national & international innovative examples • Liaise with local designers/ housing providers • Report to Council, including discussion on local implementation
24	Identify opportunities in our local planning framework to achieve ongoing conservation and protection of culturally significant lands	• Liaise with Indigenous groups and representatives • Identify implementation process based on that engagement
26	Ensure an integrated approach to land use and infrastructure planning that: • implements the policy directions • builds on existing community and service catchments • aligns with Council's infrastructure investment strategies and plans • minimises Council's costs • improves Council's capacity for providing infrastructure and services (e.g. voluntary planning agreements).	• Review infrastructure servicing plans • Review contributions plans
32	Ensure better integration of future rural land uses and infrastructure servicing	
29	Continue to improve weed management practices on Council lands.	• Research best practice elsewhere • Implement best-practice and train relevant staff
31	Consider Site Suitability Criteria & Mapping Methodology when determining the suitability	• Liaise with existing rural tourism operators • Update LEP & DCP provisions to incorporate site suitability criteria

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	of a site for rural tourism development.	
33	Rural road reconstructions delivered in accordance with Council's 10-year capital works program.	• Continue to review and implement capital works program
34-39	Partnership Building	• Development programs to identify priority partnerships • Investigation opportunities for least cost/ maximum benefit actions and programs
40	Advocate for greater biodiversity funding, tax concessions and/ or subsidies from the State and Commonwealth Governments to assist land owners to conserve local biodiversity.	• Partner with land owners and/or agencies to identify land holdings suitable for biobanking or similar outcomes • Identify potential funding options
41	Provide information and interpretation services to ensure visitors and operators are aware of the available tourism experiences, appropriate behaviour and safety considerations in a rural environment.	• Liaise with tourism bodies and operators • Facilitate preparation of appropriate information
43	Support community award programs and promotions that encourage sustainable rural land use and management.	• Identify existing programs • Determine opportunities to provide support

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