

Byron Shire Rural Land Use Strategy 2017





Acknowledgement to Country

Byron Shire Council recognises the traditional owners of this land the Bundjalung of Byron Bay, Arakwal People, the Widjabal People, the Midjungbal People and the wider Bundjalung Nation.

The Council recognises that the most enduring and relevant legacy that Indigenous people offer is their understanding of the significance of land and the local and deep commitment to place.

The Byron Shire Rural Land Use Strategy respects and embraces this approach by engaging with the community and acknowledging that our resources are precious and must be looked after for future generations.

Document History

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| E2016/17728 | 17 March 2016 | Public Exhibition Version incorporating 16-197 amendments |
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1. Introduction and Overview – Where are we now?

1.1 Introduction

Rural land makes up nearly 95% of Byron Shire and supports a diversity of land uses, including farming, environmental protection, tourism, rural industries and housing. To varying degrees, these land uses rely on healthy and productive rural landscapes supported by efficient and reliable infrastructure.

Since Council's 1998 Byron Rural Settlement Strategy and 2004 Sustainable Agricultural Strategy were prepared, expectations have changed around the way people want to live, work in, and enjoy our rural areas. We also have a better understanding of the relationship between human actions and our environment's resilience.

To preserve the distinctive character, values and economic capacity of the Shire's rural areas for future generations, a more holistic strategy to improve planning for all rural land uses in the Shire has been prepared.

Informed by community feedback, and focusing on long term sustainability, the Byron Shire Rural Land Use Strategy (Strategy) provides a 20 year strategic framework to guide future land zoning and use, protection and/or development of:

1. Our Rural Environment
2. Our Rural Economy
3. Our Rural Community
4. Our Rural Infrastructure

Importantly, the Strategy aims to provide:

- an enabling framework to allow the community and Council to deliver improved outcomes in our rural areas
- a platform to acknowledge the good work of rural landholders and community groups who are already sustainably managing our rural land
- opportunities to reward rural land owners who undertake significant environmental restoration works on their land by allowing sympathetic development to coincide with these works
- flexibility to embrace community driven sustainability initiatives in our rural areas
- rural lifestyle living opportunities that aim to achieve full cost-recovery in the delivery of essential road infrastructure

This Strategy replaces the 1998 Byron Rural Settlement Strategy.



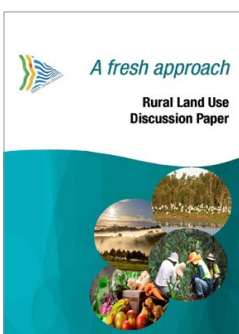
1.2 Overview of Strategy process

The process for developing the Strategy has included the following stages:



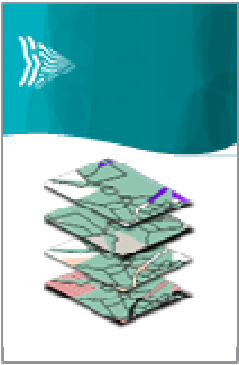
Figure 1: Main Stages to develop the Rural Land use Strategy

A brief overview of the earlier stages is provided below:



Stage 1: "A Fresh Approach" – Rural Land Use Discussion Paper

As the first stage in the preparation of the Strategy, the *Discussion Paper* was designed to better understand what the community values about our rural land and what issues they think are important for our natural environment, rural economy, communities and supporting infrastructure. The feedback received has helped to inform the development of stages 2 and 3 of the Strategy. Details of this feedback are contained in the Community Feedback 2015.



Stage 2: Site Suitability Criteria and mapping Methodology

This document provides a framework for determining future rural development potential based on a range of natural resource management, risk avoidance and social and economic servicing criteria. It also considers future development priorities based on service catchment and road infrastructure criteria. The primary purpose of this document is to identify potentially suitable land for rural tourism, Rural Lifestyle Living Opportunities and urban investigations. The *Site Suitability Criteria and Mapping Methodology* is designed to be a living document that will be updated as needed to reflect agencies revised mapping methodologies, latest information and trends in best practice.

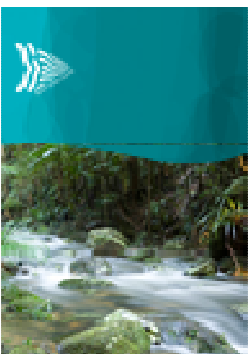
The *Site Suitability Criteria and Mapping Methodology* has informed preparation of the related Stage 2 mapping and Stage 3 *Policy Directions Paper*.

Stage 3: Policy Directions Paper

This document provides overarching aims and policy directions to guide the development of the Strategy methodology and actions. The document builds on community feedback from the *Discussion Paper* as well as current and past best practice standards for rural land use planning. The policy directions are intended to secure long term outcomes and apply over the Strategy's 20 year timeframe.

Strategic aims and Policy directions have been grouped under four themes:

1. Our Rural Environment
2. Our Rural Economy
3. Our Rural Community
4. Our Rural Infrastructure



Stage 4: Targeted Stakeholder Workshop

On the 25 November 2015, Council held a workshop, the first of two planned workshops, on the preparation of the Strategy. The workshop was designed to create awareness of the policy directions being considered and to gain a more in depth understanding of preferred outcomes, actions and solutions that could be explored to deliver on these policies. Over 20 participants with diverse interests responded positively by offering insights and ideas for Council to consider when preparing the Strategy, Stage 5.

The Community Feedback 2015 provides a summary of the key issues, outcomes and actions arising from the workshop.

Stage 5: Draft Rural Land Use Strategy

Council resolved to exhibit the draft Strategy in April 2016. A second public workshop was held during the public exhibition period. The draft Strategy, together with the submissions summary, was reported to the 4 August 2016 Council meeting with a recommendation that it be adopted so that it could be endorsed by the State Government's Department of Planning and Environment (DPE).

Council adopted the strategy but added a number of amendments before forwarding the revised document to DPE for endorsement. The Department responded to the adopted document advising that '*at this stage the Department is unable to endorse the Strategy*'.

The revised draft Rural Land Use Strategy, incorporating the matters raised in the Department's letter was presented to Council at 20 April 2017 and placed on exhibition in June 2017.

1.3 Planning Framework

Commonwealth, State and Local legislation, policy and strategies influence how rural land is used and managed in the Shire. Figure 2 summarises the main statutory and non-statutory documents that informed the legislative and policy context for our rural lands. This Strategy is consistent with Commonwealth, State and Regional policy frameworks and provides an understanding and perspective from a local level. Readers are encouraged to refer to Byron Shire Rural Land Use Strategy Supporting Background Information (Volumes 1 – 4) for more information.

The State Government's North Coast Regional Plan 2036 requires local councils to local growth management strategies that translate the vision and guiding principles of this Plan into more detailed priorities for growth and change that can be applied at the local level.

In response to this requirement, and to better respond to our community's aspirations, Council has prepared a Rural Land Use Strategy separate to a Residential Strategy.

The North Coast Regional Plan 2036 recognises that the region's population will grow, and rural residential development will continue as a housing choice for people in the region. The Plan's relevant directions and actions indicate that such development should avoid areas of significant environmental, landscape and resource value. The document also states that: *"New rural residential housing will not be permitted in the coastal strip, unless the land is already zoned for this purpose, or is identified in a Department endorsed current or future local growth management strategy (or rural residential land release strategy)"*. The document describes the *coastal strip* as being east of the planned Pacific Highway alignment.

While rural lifestyle living opportunities remain a relevant part of the housing mix, it is important to understand that this form of settlement represents primarily a 'lifestyle choice' that, due to its larger lot size, plays a minor role in meeting the overall housing needs of the Shire. Given that the majority of the Shire's future population growth will be housed in our urban areas, it is vital that any potential urban land is not consumed by this form of settlement.



Local

- Community Strategic Plan 2022
- Byron Local Environmental Plan (LEP) 2014
- Bryon LEP 1988
- Development Control Plans
- Developer Contribution Plans (Section 94)
- Sustainable Agriculture Strategy 2004
- Byron Biodiversity Conservation Strategy 2005 (currently under review) (1)
- Low Carbon and Zero Emissions Strategies
- Destination Management Plan 2014 - 2020
- Heads of Agreement Bundjalung of Byron Bay (Arakwal People) – Memorandum of Understanding 2013

Regional

- North Coast Regional Plan (2036)
- Far North Coast Regional Conservation Plan
- Northern Rivers Farmland Protection Project 2005
- Northern Rivers Catchment Strategy and Action Plan and Northern Rivers Catchment Action Plan (CAP) 2013-23
- Settlement planning guidelines: mid and far north coast regional strategies 2007
- Wilson River Catchment Management Plan

State

- Biodiversity Conservation Act 2016
- Environmental Planning and Assessment Act 1979
- Environmental and Planning and Assessment Regulations
- Environmental Planning and Assessment Act S117 (2) Ministerial Directions
- Threatened Species Conservation Act 1995
- Rural Fires and Environmental Assessment Legislation Amendment Act 2002
- National Parks and Wildlife Act 1974
- SEPPs (3)
- Infrastructure; Rural Lands 2008; Mining, Petroleum Production and Extractive Industries 2007; 14 - Coastal Wetlands; 26 - Littoral Rainforests; 71 - Coastal Protection; 44 - Koala Protection; 55 - Remediation of Land; Mining, Petroleum Production and Extractive Industries 2007
- NSW Rural Fire Service Guide for Bush Fire Prone Land Mapping (version 5b - November 2015)
- NSW (Standard Instrument Local Environment Plan Template) 2006

Commonwealth

- Environment Protection and Biodiversity Conservation Act 1999

Notes:

1. State Environmental Planning Policies (SEPP) 14, 26 and 71 are being replaced by one new SEPP under the coastal reforms.

Figure 2 Policy Framework

2. Vision – Where do we want to be?

Council acknowledges that there are already many good ‘on the ground’ initiatives currently being carried out within our rural community. A key focus of the Strategy is on identifying new ways for Council to work with the community to support and improve on these initiatives in order to secure a strong future for our rural land.

Council considered a vision for our rural lands at a Councillor workshop and adopted the following:

Sustainability for our rural communities, land uses, natural resources and infrastructure through collective responsibility for their protection, management and use.





Local Story:

A long term passion and vision for improving our rural environment

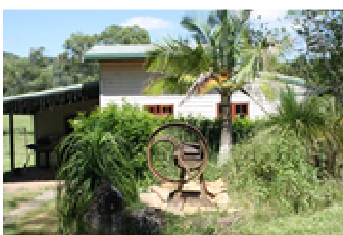
Mervan Pepper (Merv) was born and bred in the Myocum area; he loves it here and wouldn't want to live anywhere else. After seeing his family have to shift time and time again as they rented properties on the North Coast, he made it his aim to purchase his own piece of paradise. In 1971 he managed to buy a 60-acre block with a disused farmhouse and the skeleton of a dairy. He rebuilt the house and he and his family have been living there ever since.

Merv now runs a small herd of Dexter cattle for beef and purchase. More recently he has focused his energy on not just controlling the weeds, but regenerating the land as well. With the assistance of Pipeclay creek Landcare, restoration of the creek area is well underway with more than 1000 native trees being planted and a project in place to get rid of the camphor laurel trees.

A koala corridor is also underway as part of Koala Connections. Under this program Merv has allocated a hectare of his property for revegetation, they've removed a large number of camphor laurel and replanted 425 local native plants including koala food and shelter trees. There's not yet a connecting line for the koalas and in the long-term he hopes as more land owners come on board, to see the corridor run from Coolamon Scenic Drive, through into Lagoon Park and on to Myocum Downs.

Merv says he does his best but there's a lot of work to do on this land and, as he's almost 80, it can get it a bit tough trying to stay on top of it. His land is only 15 per cent agricultural; most of the land has rocks just above and below the surface with a very shallow soil depth. Over the years the family has had young people come and work in exchange for food and board but he feels they need someone with youth and energy to work alongside them and keep them motivated. He says it takes a lot of work and he's seeing a lot of the properties being bought up by people who don't understand what is involved. Weeds are overtaking large tracts of land while the areas around the house are 'as neat as a pin'.

Merv hopes to see some more flexibility in the way Byron Shire's rural land is managed into the future so it can be divided into more manageable lots. This could allow people like Merv and his wife to stay on the land they love and also provide extra income and a viable way to pass on land to his son.



3. Strategic Response – What do we need to deliver

How to read this Section

The Strategy continues to build on the following four themes:

1. Our Rural Environment
2. Our Rural Economy
3. Our Rural Community
4. Our Rural Infrastructure

Each theme briefly outlines a number of messages we heard from the community and Council’s policy positions. For background and statistical information on the themes, refer to the *Discussion Paper*.

A set of policy directions, that are detailed statements setting a framework for achieving the vision, are included under each theme. Further detailed information on the strategic aims and policy directions can be found in the *Policy Directions Paper*.

Actions to deliver the policy directions for each theme are categorised as follows:

| |
|---|
| <p>Research</p> <p><i>Actions identified in this box relate to matters of research or data collection, for example:</i></p> <ul style="list-style-type: none">• <i>new or improved information that would enhance planning outcomes and community awareness</i>• <i>identifying how the community can help in collecting and verifying data</i> |
| <p>Planning Improvements</p> <p><i>Actions identified in this box relate to improvements in our local planning framework. This may be delivered in the form of better planning provisions in our LEP and DCP, best practice guidelines or fact sheets. The most appropriate method of delivery will be determined as the action is implemented.</i></p> |
| <p>On-ground Improvements</p> <p><i>Actions identified in this box relate to improvements that can be made in relation to how our rural land and resources are used and managed. These may be the responsibility of Council, landowners and/or the wider community.</i></p> |
| <p>Partnership Building</p> <p><i>Actions in this box relate to improvements in sharing knowledge and building stronger working relationships between Council and the community and other government agencies.</i></p> |

Note: All of the theme actions are collated into a Summary Action Plan in Section 6 of the Strategy. As the Strategy builds on information provided in the previous stages (see Figure 1) readers are encouraged to refer to Byron Shire Rural Land Use Strategy Supporting Background Information (Volumes 1- 4).

3.1 Our Rural Environment

Our rural environment is a richly biodiverse and productive ecosystem. Through the Community Feedback 2015, we heard that the community strongly values the natural environment, not only for its beauty but also for its capacity to sustain our social and economic wellbeing.

The feedback also recognised the need for protection and improvement of the environment; that it is everybody's responsibility; and that it should be an important consideration in land use planning decisions and the development process.

The policy framework within which Council works has a number of adopted strategies that inform decisions about our rural environment. Refer to Figure 2 for a list of these strategies.

Policy Directions for Our Rural Environment

In response to the above, Council has adopted the following planning policy directions to encourage opportunities for protecting and improving our natural systems.

1. Areas identified as having high biodiversity and environmental values will be protected through the application of environmental zones and/or overlay maps within Byron Local Environmental Plan 2014.
2. Future rural development will not be supported on sites, or areas within a site:
 - a) having high environmental value vegetation identified through a range of verification methods including but not limited to one or a combination of the following:
 - (i) field inspections and surveys by a qualified person,
 - (ii) reports <5 years old by a suitably qualified person and accord with the HEV vegetation criteria,
 - (iii) high resolution aerial photos <5 years old in conjunction with another verification method
 - b) within 100m of a major creek or water way located in a drinking water catchment
 - c) having slopes > 25%
 - d) generally requiring significant landform modification in the form of excavation or filling
 - e) identified as having 'extreme' bushfire risk (i.e. Category 1 vegetation on slopes greater than 20%)
 - f) within acid sulfate soil risk class 1 or 2
 - g) affected by an S117 Mineral Resources planning direction, including transitional and potential areas, their buffers and use of key access roads (unless the applicant can demonstrate that the land's inclusion in a S117 Mineral Resources direction is outdated, and if required, gains agreement from the relevant NSW Government authority)
 - h) 1:100 year flood risk and climate change lands identified in the north Byron Flood Study Mapping, Belongil 100 year inundation and West Byron flood planning area.
3. The planning framework will encourage natural resource based rural industries committed to the use of ecologically sustainable management practices.
4. Future rural tourist development will protect and where possible enhance key environmental features and preserve land of high scenic quality.
5. Future rural lifestyle living opportunities will serve to repair and enhance the land's natural values in a manner which more than offsets the full impact of the site's population and pressures on the environment.

6. Future rural lifestyle living opportunities will preserve scenic amenity, minimise environmental impacts and better manage natural or man made hazard risks.

To deliver these policy directions, the following actions have been identified for our rural environment. Readers are encouraged to refer to Byron Shire Rural Land Use Strategy Supporting Background Information (Volumes 1 – 4) for more information.

Table 1: Rural environment actions

| |
|---|
| <p>Research</p> <p>Improve Council’s database on:</p> <ul style="list-style-type: none"> • high environmental value vegetation, by conducting field inspections • key habitats, existing environmental enhancement work and available programs such as Koala connections • priority enhancement corridors • bushfire prone land mapping • water supply, protection and management • carbon offset and renewable energy activities (both commercial and community-based). <p>Involve the community in providing data through:</p> <ul style="list-style-type: none"> • the commercial ‘farmland’ rating application process • the Byron Biodiversity Conservation Strategy review process (currently underway). <p>As part of Council’s commitment to achieving a 100% net Zero Emissions Target by 2025 (Council Resolution 17-086), investigate pathways for reducing rural land use emissions and provide a corresponding modelling report for the options identified.</p> |
| <p>Planning Improvements</p> <p>Update Byron LEP 2014 to reflect High Environmental Value vegetation mapping and implement Environmental Zones in accordance with State Government requirements.</p> <p>Identify opportunities in our local planning framework to:</p> <ul style="list-style-type: none"> • establish priority enhancement corridors • recognise the value of past environmental enhancement works as part of the development assessment process (e.g. providing scope for 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 water capture and use, and energy efficiency performance of new development, and facilitate the use of sustainable transport • support ecosystem, low carbon and renewable resource providers and users • improve the quality of biodiversity assessment and reporting • protect High Environmental Value vegetation and other important environmental assets through appropriate buffers. |
| <p>On-ground Improvements</p> <p>Ensure opportunities for priority enhancement corridors are aligned with internal farm activities.</p> <p>Encourage co-location of uses that are able to integrate their inputs and outputs to reduce waste materials, energy and water consumption.</p> <p>Continue to improve weed management practices on Council lands.</p> |

Partnership Building

Provide information and advice on how to:

- undertake cost-effective environmental enhancement works
- make use of non market and market based incentives for environmental enhancement works
- manage weeds and pests.

Support community awards programs that acknowledge people's efforts to restore the natural environment and environmental quality.

Support community groups involved in undertaking environmental enhancement works.

Advocate for greater biodiversity funding, tax concessions and/ or subsidies from the State and Commonwealth Governments to assist land owners to conserve local biodiversity.





Local Story:

Win-win for environment, forestry and economy

When Tony Kenway looks out across the vast green hills and valleys of the Northern Rivers he sees a lot of untapped possibility.

Many of our local communities were born from the timber industry and this area provides some of the best timbers in the world. However, talking about planting forests for later harvest isn't always popular but Tony doesn't think it needs to be an, 'either/or' situation.

Born and bred on the North Coast, Tony's been a furniture maker for 35 years. He loves working with fine timber and crafts pieces for the 'high end' markets overseas. On his Coorabell property there's a workshop where he works, employing a number of craftsmen and at times has trained apprentices.

About eight years ago his passion for timber and the environment took him in a new direction. He began working in forestry and property transformation, planting native rainforest trees in cabinet timber plantations and doing large scale landscaping. He sees this as integrating the environmental and economic needs of the both the place and the people who live here.

Utilising the wealth of knowledge he's built up over the last 30 years, in timber species that belong in subtropical rainforests, he transforms disused and inappropriate farmland into valuable rainforest. His company has planted over 250 hectares of rainforest timber in less than a decade. Tony says this is a win-win situation. He's planting the forest with indigenous species that belong here, for future generations to enjoy, plus there are economic and environmental benefits. In the future these forests can supply sustainable materials for people that work with fine timbers, which are currently often rare or sourced from distant and at times, unsustainable forests. Tony's company grows forests that emulate

the big scrub of the past, designed to make small sustainable harvesting possible in perpetuity. By looking at each piece of land on a site specific basis, Tony designs a long term strategic planting plan that takes into account any land that's still ideal for farming, agriculture and horticulture. He then looks to plant out the remaining land that is ideal for forest, areas that are usually steep, rocky or marginal grounds. Often areas are entirely taken over by camphor laurel and other weeds so the replanting encourages natural regeneration.

There's over 100 different known species of rainforest cabinet timber trees that belong in the local area including red cedar, silver ash, silky oak, hoop pine, rosewood, white beech, carabean and the blue quondong that grows faster than eucalypts; these can provide timber for furniture, instruments, building, lining boards and joinery.

Tony says without the financial incentive that forestry provides there wouldn't be large-scale plantings that are occurring at the moment. It takes serious financial commitment and the landowner needs to have long- term vision that looks beyond their lifetime. While initial thinning could provide some return in 15 to 20 years, the idea is to create something that keeps thriving and providing forever and may not provide a substantial financial return for 40 to 50 years. In the meantime, the subtropical rainforest protects the land from weed invasion, enriches the soil, provides bush foods and habitat for local species, protects the water ways and encourages biodiversity.



Land cleared of camphor laurel



3 years later planted with old mixed species subtropical rainforest plantation

3.2 Our Rural Economy

Our rural economy is underpinned by a range of agricultural and tourism-related activities. Through the Community Feedback 2015, we heard that the community embraces sustainable practices that complement the locational advantages of our agricultural and tourism industries. The feedback also recognised the need to ensure tourist and visitor opportunities are compatible with our farms, rural communities and natural environment.

Council acknowledges that, for our farmers and other rural entrepreneurs to succeed, the development framework should support our existing strengths and emerging opportunities.

The policy framework within which Council works has a number of adopted strategies that inform decisions about our rural economy. Please refer to Figure 2 for a list of these strategies.

Policy Directions for Our Rural Economy

In response to the above, Council has adopted the following planning policy directions to enable a more secure, diverse and viable agricultural industry as well as encouraging compatible and ecologically sustainable rural tourism.

1. Future rural development will avoid identified state or regionally significant farmland
2. Future rural development will be located to ensure the protection of existing agricultural land uses and to protect viability of high quality agricultural land.
3. The planning framework will encourage a viable and diverse agricultural industry through appropriate zoning provisions, allotment size and buffers.
4. The planning framework will provide flexibility for our farmers to diversify their income sources where ancillary to farming operations.
5. Future rural tourist development will build on and complement our agricultural industry, reinforcing the predominant use of the rural area for agricultural production while maintaining the rural character and take into consideration increased road traffic impacts.
6. Future rural tourist development will be located and designed to avoid adverse visual or noise impacts.
7. The planning framework will encourage rural based tourism that is committed to the use of ecologically sustainable management practices.

To deliver these policy directions, the following actions have been identified for our rural economy. Readers are encouraged to refer to Byron Shire Rural Land Use Strategy Supporting Background Information (Volumes 1 – 4) for more information.

‘the need to ensure tourist and visitor opportunities are compatible with our farms, rural communities and natural environment’.

Table 2: Rural economy actions

| |
|---|
| <p>Research</p> <p>Improve Council's data base on:</p> <ul style="list-style-type: none">• commercial and sub-commercial farmland activities, farm linkages and key transport routes• farms that incorporate value adding and/or diversification activities• farms that are part of formal lease or share agreements• rural tourism activities• spatial accuracy of property and zone boundaries. <p>Involve the community in providing data through the commercial 'farmland' rating application process</p> |
| <p>Planning Improvements</p> <p>Identify opportunities in our local planning framework to support and strengthen:</p> <ul style="list-style-type: none">• existing agricultural activities• diversified farm production• farm linkages• greater access to land for farming• 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• low scale rural tourism opportunities, particularly those directly associated with primary production and / or improved conservation outcomes. <p>Review guidelines for agricultural and non agricultural uses to better manage potential impacts relating to:</p> <ul style="list-style-type: none">• 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• needs of emergency management and disaster preparedness• the siting, design and function of buffers• rural amenity and visual impacts <p>Resolve mapping inconsistencies between property and zone boundaries.</p> <p>Investigate the potential for allowing 'wedding venues' (and other types of function centres) in rural zones and where appropriate, planning provisions to ensure their location, scale and operation are compatible with the rural setting.</p> |
| <p>On-ground Improvements</p> <p>Continue to improve capacity for rural roads to be used in connection with farming operations such as stock droving.</p> <p>Consider Site Suitability Criteria and Mapping Methodology when determining the suitability of a site for rural tourism development.</p> |
| <p>Partnership Building</p> <p>Provide information and advice on how to:</p> <ul style="list-style-type: none">• manage weeds, disease and pests• capture and use water sustainably• sustainably farm. <p>Work with land owners of vacant or underused farm land that want to connect with potential producers.</p> <p>Investigate opportunities for Council to partner with the community to ensure a long term future of agriculture in the Shire.</p> |

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.

Support community award programs and promotions that encourage sustainable rural land use and management.

Promote Byron Shire as a place where small scale food production is a viable lifestyle and business opportunity.

Work with other Councils in the Northern Rivers region to develop consistent planning policies which better reflect the agriculture, food production and rural tourism development in Byron Shire and the Northern Rivers region.





Hugh Trevor-Jones lives and works at Hayters Hill Farm. It's been in his family for five generations and when his kids come out to collect the eggs, that's six. When he decided to move back to the farm in 2000, his parents said he had to come up with his own business that wouldn't compete with the cattle being run on the property. Free-range chickens provided a complementary enterprise that provides an income, utilises the grass and also provides a daily cash flow with the eggs.

Over the next few years, 300 hens became 3,000 and the business has grown from a small stall at the farmers' market to multiple markets with a wider range of produce. The farm also supplies local restaurants, hotels and cafes with eggs, chicken, beef and pork products. Hugh's chickens are moved weekly to graze on fresh grass, which allows the ground to recover over the following months leaving the vibrant green pastures seen as you drive past the Eastlands property, where the hinterland greets the sea and the animals have one of the best views of the Cape Byron headland in the Shire. He believes this process both looks after the land and produces better quality eggs.

The land was first settled in 1881 by Hugh's great, great grandfather and uncle who were allocated a square mile on the condition they cleared it and built a dwelling within the first year. They managed to do that and the farm has been in the family ever since. They joined the many other dairy farmers in the region but when large-scale refrigeration became the norm and they didn't have the necessary infrastructure, the Hayters transitioned to farming beef cattle.

Local Story:

Pioneering farming family moves with the times

Luckily as the local farmers markets have grown in popularity and size, so has the Hayters Hill Farms' business and the family's products are now sold to many local businesses. Over the years they've trialled a variety of other produce including vegetables and flowers, but meat and poultry seem to be the most successful. The family has also embraced the second year visa program so young travellers from overseas get to experience more than just the beach and night life when they come to the area.

Hugh thinks that without the rural hinterland Byron wouldn't be the tourism mecca it is today and while purchasing land and starting a farm might not be very viable, there's still plenty of opportunity to run animals or grow crops on land owned by others who may be ageing or aren't utilising it.

For Julie, Hugh's mother, it's a great joy seeing her sons Hugh and Dave take on the family farm and she thinks her great grandfather would be very proud. She and her husband Owen still graze cattle and support both their sons' ventures. Owen believes this layering of businesses and farming practices is the only way to stay viable and there are still more opportunities to explore.

The family takes pride in the way the animals are treated and the rotational grazing that supports both the land and the stocking rates. In her mind, the long-term health and diversity of the land is essential, so for the last 25 years the family has been heavily involved in Landcare and regeneration, especially along the riverbank. The aim is for the owners of each property bordering the creek to plant trees along the river all the way to Bangalow so eventually it will run clean.



3.3 Our Rural Community

Our rural community lives in a range of housing types and settlement patterns. These represent a combination of dispersed households and rural lifestyle living choices that have evolved over the years and include:

- Dwelling Houses, Dual Occupancy and Secondary Dwellings;
- Village Zoned Areas;
- Large Lot Residential (also known as ‘Conventional Rural Residential’); and
- Multiple Occupancy (also known as ‘Rural Landsharing’) and Community Title.

Map 1 shows the existing rural settlement pattern. This includes some 1,200 “concessional allotments” created under past planning legislation, most of which have no connection with surrounding agricultural activities. This map demonstrates that there is currently a considerable range of choice, both in location and type of living options in the Shire.

Through the *Discussion Paper* and stakeholder feedback, the community expressed a strong desire to retain the ‘rural’ in the landscape when considering future rural housing opportunities. This includes future rural lifestyle living opportunities where people can connect with the surrounding farmland and natural areas, and that support and strengthen our rural villages.

The policy framework within which Council works has a number of adopted strategies that inform decisions about our rural community. Please refer to Figure 2 for a list of these strategies.

Policy Directions for Our Rural Community

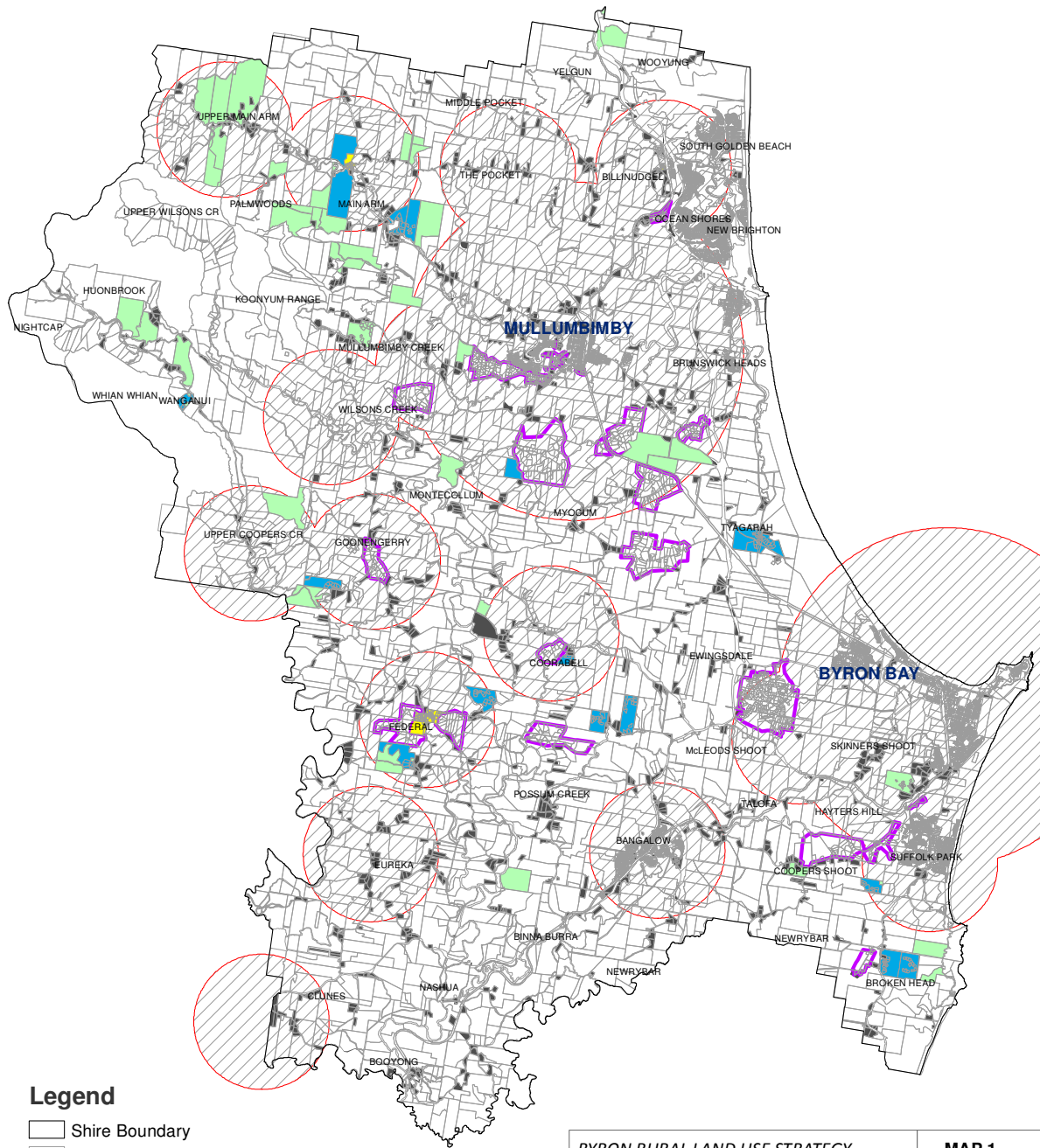
In response to the above, Council has adopted the following planning policy directions to enable rural settlement opportunities that are consistent with established planning principles.

1. Future rural lifestyle living opportunities will only be considered where consistent with the Policy Directions for Our Rural Environment and Our Rural Economy.
2. Future rural lifestyle living opportunities will be located to support and strengthen the role of existing villages and town centres in Byron Shire, subject to Section 3.4 Infrastructure Policy Directions.
3. Future rural lifestyle living opportunities will contribute to a local, diverse housing mix.
4. The design of future rural lifestyle living opportunities will encourage pedestrian and community activity within the development (for example safe streets, community spaces and recreation areas), where appropriate and possible within the proposed development.
5. Places of indigenous cultural significance will be protected through appropriate consultation with traditional owners and supporting planning legislation.

To deliver these policy directions, the following actions have been identified for our rural community. Readers are encouraged to refer to Byron Shire Rural Land Use Strategy Supporting Background Information (Volumes 1 – 4) for more information.

Map 1 – Existing Rural Settlement Pattern

MAP 1 - EXISTING RURAL SETTLEMENT PATTERN



Legend

- Shire Boundary
- Land Parcels
- Approved Community Title Subdivision
- Approved Multiple Occupancy lands
- Village zoned areas (Main Arm, Billinudgel & Federal)
- Rural Residential Zones (eg. R5; 1(c1); 1(c2))
- Concessional allotments
- 2km / 5km service catchments

| | |
|--|--------------|
| BYRON RURAL LAND USE STRATEGY | MAP 1 |
| <i>EXISTING RURAL SETTLEMENT PATTERN</i> | |



Disclaimer : While all reasonable care has been taken to ensure the information contained on this map is up to date and accurate, no warranty is given that the information contained on this map is free from error or omission. Any reliance placed on such information shall be at the sole risk of the user. Please verify the accuracy of the information prior to using it. Note : The information shown on this map is a copyright of the Byron Shire Council and the NSW Department of Lands.

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1:160,000 @ A4 size



Date: 20/03/2018

Table 3: Rural community actions

| |
|---|
| <p>Research</p> <p>Improve Council's database on rural subdivision and dwelling approvals for planning purposes (to better quantify future supply and demand).</p> |
| <p>Planning Improvements</p> <p>Locate future rural lifestyle living opportunities to support and strengthen our existing towns/villages (socially and economically).</p> <p>Through future monitoring and review, ensure there is adequate zoned land to accommodate future village growth during the life of this Strategy.</p> <p>Investigate capacity for re-subdivision within existing Large Lot Residential estates.</p> <p>Expand existing Large Lot Residential estates in suitable locations, to build on and make more efficient use of existing infrastructure (refer Map 3).</p> <p>Enable new Large Lot Residential, Multiple Occupancy and Community Title development opportunities only in areas:</p> <ul style="list-style-type: none">• as identified on Map 3 (refer to Section 4 'Land Release Program') and• where an acceptable standard of road infrastructure can be provided at no cost to the wider community. <p>Where appropriate, design housing to minimise the environmental impact of development and construction, encourage communal living, maximise the opportunities for the use of the remainder of the land for agriculture, reforestation, or recreation and consolidate access and services.</p> <p>Review capacity of existing village plans to manage change, accommodate growth, encourage housing choice and diversity (including seniors housing) and better protect valued environments at a local level.</p> <p>Investigate a strategic framework for resolving dwelling entitlement issues.</p> |
| <p>On-ground Improvements</p> <p>Ensure better integration of future rural land uses and infrastructure servicing (refer to Section 3.4 'Our Rural Infrastructure').</p> |
| <p>Partnership Building</p> <p>Consult with relevant State government agencies throughout the development and implementation of this Strategy to enable better planning outcomes through better data-sharing and management.</p> <p>Consult with 'NSW Family and Community Services' and other housing support service organisations during development of any policy for unauthorised rural dwellings.</p> <p>Work with traditional owners to identify ways to improve the ongoing protection of culturally significant lands.</p> |

The remainder of this section has a different format to previous sections, in order to expand upon the planning opportunities that are directly relevant to each housing type or settlement pattern identified.

3.3.1 Dwelling Houses, Dual Occupancies and Secondary Dwellings

These are the main housing types within our rural areas. A secondary dwelling, also known as a 'granny' flat, is a size-limited dual occupancy with a maximum permissible floor area of 60 square metres. Until recently, only dwelling houses and dual occupancies (attached) were permissible in all rural zones. However the Byron LEP 2014 now provides opportunities for dual occupancies (detached) and secondary dwellings on all land zoned RU1 Primary Production and RU2 Rural Landscape, while secondary dwellings are now also permitted in the RU5 Village zone. Both housing types can provide additional, and often more affordable, housing option for residents with family members, share farming pursuits or landowners simply seeking to supplement income by renting.

Unauthorised dwelling houses

The rural housing mix also includes a number of unauthorised dwellings, the total number of which has grown over the years but has been difficult to quantify.

Council's current Enforcement Policy provides that:

"Council will have regard to the impact the unapproved activity is causing on amenity or harm to the environment. If action is required, Council will consider what is reasonable in the circumstances and ensure the action is not disproportionate to the level of harm or damage arising from the unapproved activity."

The unauthorised dwellings present a combination of safety, health, infrastructure, environmental and equity issues. Addressing these issues in an equitable and transparent manner represents a significant challenge for Council and other regulatory agencies.

Principles that should be part of any future policy framework for unauthorised rural dwellings include:

- adopting a holistic approach that integrates the social, economic and environmental implications including the larger picture of housing affordability across the Shire
- being consistent with Council's Enforcement Policy 11/005
- being open and transparent and ensure procedural fairness in its application
- being developed in consultation with NSW Housing and Community services and other housing support service organisations
- providing scope for a moratorium period to encourage land owners with an unauthorised dwellings to come forward and seek a resolution to the status of the unauthorised dwelling
- having a finite timeframe for implementation so that additional unauthorised dwellings are not encouraged.

Council will need to confirm its commitment to the implementation of all aspects of any policy prepared (e.g. through providing a facilitator role, administrative arrangements and management partnerships such as resourcing a Council-supplied 'case manager').

'adopting a holistic approach that integrates the social, economic and environmental implications including the larger picture of housing affordability across the Shire'

The following action relates to unauthorised dwelling houses:

Table 4: Unauthorised dwelling houses actions

Partnership Building

Consult with 'NSW Family and Community Services' and other housing support service organisations during development of any policy for unauthorised rural dwellings.

3.3.2 Village Zoned Areas

Our rural villages provide the opportunity for people to live in a rural environment, in proximity to others and benefit from the additional services that closer living brings, such as a shop, parks, bus services and community halls. A village zone, known as an 'RU5' zone in Byron LEP 2014, enables a broader mix of land uses to develop over time compared to other residential zones.

Federal, Main Arm, and Billinudgel are the only 'RU5 Village' zoned localities in the Shire. These areas are shown on Map 2.

Average lot sizes within these localities range between 900m² in the Billinudgel Village (sewered), to just over 2,000m² in the Federal and Main Arm Villages (unsewered). The undeveloped potential within the Federal and Main Arm village zones is approximately 40-50 additional lots, which equates to more than 20 years supply, based on past pattern of dwelling approvals for these villages.

There is no potential for additional lots within the village zoned area of Billinudgel, mainly due to high hazard flooding. However, land to the south-west of Billinudgel village may have future village/ urban potential due to its proximity to existing water/sewer infrastructure. This would, however, be subject to the findings of other studies, which may identify other higher order uses for this area (e.g. additional industrial land).

More detailed information regarding the supply and demand for this form of settlement in the Shire, including the future village/urban potential of land to the south-west of Billinudgel village, please refer to Byron Shire Rural Land Use Strategy Supporting Background Information (Volume 1 – 4).

The following action relates to our rural villages:

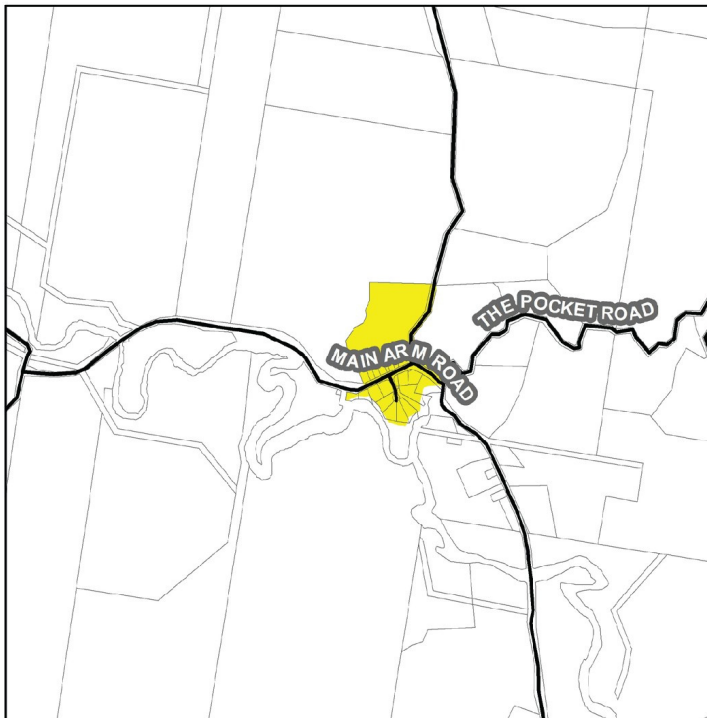
Table 5: Rural Villages actions

Planning Improvements

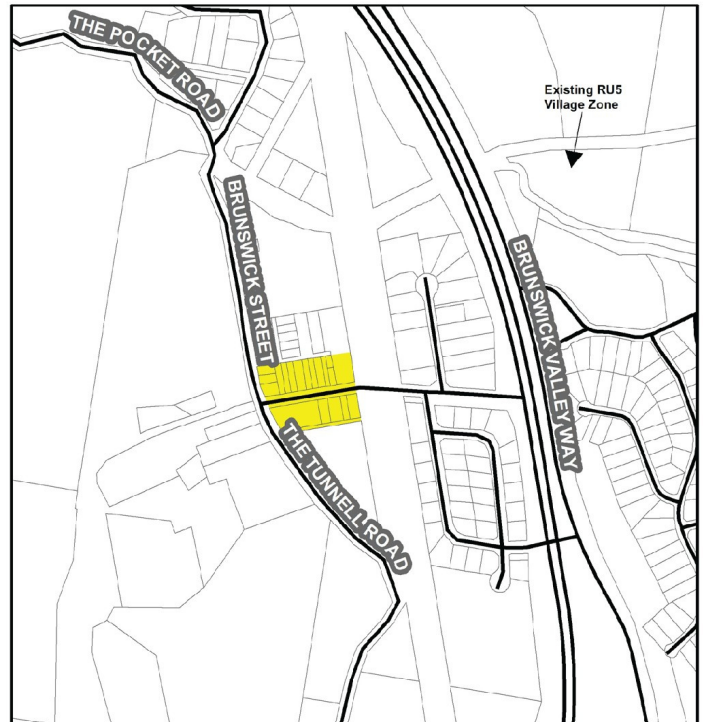
Through future monitoring and review, ensure there is adequate zoned land to accommodate future village growth during the life of this Strategy.

Map 2 – Existing Village Zoned Areas

Main Arm Village





Billinudgel Village



Federal Village



Legend

-  Land Parcels
-  Village zoned areas (Main Arm, Billinudgel & Federal)

| | |
|------------------------------------|-------|
| BYRON RURAL LAND USE STRATEGY | MAP 2 |
| EXISTING AREAS ZONED 'RU5 VILLAGE' | |



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Date: 20/03/2018



Local Story:

What a general store means to the local community

The general store in a rural area is much more than a place to buy milk and bread. Aside from providing services like a post office and newsagency, the Federal General Store is a community hub that provides food, drinks, and a place to meet or showcase your local produce. Allen Rolfe began managing the store in Easter 2012 when the previous owners decided they could no longer run the four premises on site. For a few months the shop remained closed and the community really saw how essential the services were that it provided; Allen says some people even put their houses on the market as without the store, rural living was too inconvenient.

Nestled in the Byron Shire hinterland, the shop has been in operation for generations with each new owner bringing a different feel to the place. Allen says it stands on its own two feet now. He focuses on showcasing local produce wherever possible, has hot local pies and cold drinks available at all times, stocks the best range of liquor and helps make rural living that bit easier by providing an efficient postal service. They also stock daily newspapers and have a community noticeboard that gets used for everything from local events to selling tools.

The owners have recently invested in a large solar system for the whole complex and look forward to making more improvements in the future. The store employs a dozen people, all locals, which everyone seems happy about. Doma, the Japanese restaurant next door has been going well since it opened in 2012 and acts like a bit of a magnet for the region, with fantastic food and musicians playing in the afternoon some weekends.

Around the same time the shop changed hands, the local church across the road was sold. The community rallied together to purchase it and it's busy almost every day with playgroups, meetings, community film nights and weddings on most weekends which ensures there's always trade.

Allen estimates the store services around 1000 locals and now that the Rosebank shop has closed down there are even more people coming from further afield. He says he's loving the community feel of his job, that every day is different and there's such a great mix of older locals, school kids, farmers, sea changers, hippies and tourists that come through the store. He says people often come in to buy something, start chatting and forget what they came in for; it has a very social feel and everyone's friendly.



Allen and Sacha working together



Allen Rolfe manager



Selling local produce



Outside the store a welcoming place for locals to stop and chat

3.3.3 Large Lot Residential

Large Lot Residential, also known as conventional rural residential subdivision, refers to the traditional or “single lot” subdivision of freehold land that is common to many rural residential estates in Byron Shire. Lots generally range from 2,000m² to 25,000m² and are not connected to a water or sewerage system.

The majority of these estates are currently zoned ‘R5 Large Lot Residential’ under Byron LEP 2014, with certain areas still zoned 1(c1) or 1(c2) under LEP 1988, as deferred matters to be resolved when Council reviews its environmental zones.

Such subdivisions are primarily for the benefit of lifestyle housing, and are often not associated with any form of agriculture, although the zoning of such areas does permit certain agricultural uses to be undertaken on the land. A number of residents currently use this opportunity to supplement their income through farm activities such as bee keeping, agistment, alpaca breeding and small horticulture operations.

Areas with undeveloped potential

There is undeveloped potential within the existing large lot residential estates of approximately 230 additional lots, based on current minimum lot size provision in Byron LEP 2014. Assuming rural lifestyle living dwelling approvals continue at around 15 dwellings per year, this equates to a potential 15 years supply if all of this land was further subdivided (based on past approval rates). More detailed information regarding the supply and demand for this form of settlement is contained in Byron Shire Rural Land Use Strategy Supporting Background Information (Volume 1 – 4).

Some of our existing large lot residential estates may also have potential for greater densification through re-subdivision of existing lots (i.e. into smaller lots). However, this requires further investigation to identify potentially suitable estates, followed by consultation with affected residents to determine key issues and gauge whether there is sufficient level of support to amend Byron LEP 2014 for this purpose.

Future opportunities

In considering future opportunities for large lot residential subdivision, the Strategy focuses on the following priorities:

- excluding land that does not satisfy the policy directions for ‘Our Rural Environment’ and/or ‘Our Rural Economy’)
- investigating capacity for re-subdivision within existing large lot residential estates, but only where there is sufficient support by affected residents within those estates
- enabling new large lot residential subdivision only in areas containing a relatively high amount of unconstrained and/ or assessable land, having strong potential to build on and strengthen existing communities and reasonable access to major town services. To this end the Strategy has applied the following criteria in Table 6 to identify new large lot residential subdivision opportunities.

Table 6: Criteria for identifying new large lot residential subdivision opportunities

| Site Criteria | |
|----------------------|---|
| i) | situated west of the Pacific Highway (undeveloped sites only) |
| ii) | within a 5km radius of a town with a high school |
| iii) | not identified in a draft or adopted strategy for future urban purposes, or for future village/urban development in this strategy |
| iv) | contains at least 10ha of unconstrained land |
| v) | does not require access through constrained land, as identified in Table 1 of the <i>Site Suitability Criteria and Mapping Methodology</i> |
| vi) | can be adequately serviced by existing or committed road infrastructure at a standard suitable for the predicted level and type of traffic resulting from development, at no cost to the wider community. |

The above criteria are consistent with the *North Coast Regional Plan 2036* and the *Settlement Planning Guidelines:-Mid and Far North Coast Regional Strategies* (2007).

Applying the criteria to identify new large lot residential subdivision opportunities reveals two potential sites, as identified on Map 3. Collectively these sites have the potential to yield between 40-75 additional dwellings, or approximately 3-5 years supply. When combined with those areas identified as having undeveloped potential, there is an estimated 20 year supply of large lot residential development opportunities.

Actions arising from the above priorities and criteria are summarised in Table 7.

Table 7: Large lot residential actions

| Planning Improvements |
|---|
| Enable new large lot residential subdivision opportunities only in areas: <ul style="list-style-type: none">• as identified on Map 3 and• where an acceptable standard of road infrastructure can be provided at no cost to the wider community. |
| Investigate capacity for re-subdivision within existing Large Lot Residential estates. |

3.3.4 Multiple Occupancy and Community Title

Multiple Occupancies are a form of rural settlement which enables a group of people to collectively own a single allotment of land and use it as their principal place of residence. Common ownership of land is established through tenants in common, trust membership, co-operative shareholding, company shareholding or partnership. This form of settlement has the potential to accommodate a range of communal lifestyle pursuits as well as meet the aspirations of different income, age and cultural groups. Housing arrangements can vary from an expanded house to a cluster of dwellings with shared facilities.

Rural Community Title Subdivision represents a form of 'collective' rural settlement that allows for individual (freehold) ownership of rural house lots and common ownership of residual land, containing driveways, access roads, shared facilities etc. This form of settlement may be based on a particular theme, such as permaculture, farm forestry, horticulture, habitat protection, reforestation, art, pottery, spiritual awareness. This encourages people with similar aspirations to cooperate in the development and management of an area where land is set aside for community purposes. Also, by enabling residents to establish an identity and to build a stronger sense of community, such developments are more likely to encourage sustainable settlement and land use.

Since the commencement of the Byron Rural Settlement Strategy in 1998, some 17 rural community title settlements have been created, providing around 140 residential lots. Approximately 50% of these were multiple occupancy communities that converted to community title, enabled by the provisions of LEP 1988. The location of these settlement types is shown on Map 1. More detailed information regarding the supply and demand for this form of settlement is contained in Byron Shire Rural Land Use Strategy Supporting Background Information (Volumes 1 – 4).

Both forms of rural settlement also have the capacity to enable development in locations where large lot residential subdivision could have greater environmental or economic impacts. Such locations may contain high quality agricultural land, permanent watercourses or other significant feature/s requiring a more coordinated and collective management approach.

The following opportunities relate to these 'more collective' rural living arrangements.

Table 8: Multiple Occupancy and Community Title actions

Planning Improvements

Enable new Multiple Occupancy and Community Title development opportunities only in areas:

- identified on Maps 3, 3a and 3b (refer to Section 4 'Land Release Program'); and
- where an acceptable standard of road infrastructure can be provided at no cost to the wider community.

Require a 'clustered' housing design to minimise the impact of development and construction, encourage communal living, maximise the opportunities for the use of the remainder of the land for agriculture, reforestation, recreation or whatever purpose and consolidate access and services

3.3.5 Other: Community Title conversion of Linnaeus Estate site Broken Head

Council received a planning proposal in 2014 requesting (among other things) an amendment to LEP 2014 to enable community title subdivision of the Linnaeus Estate site at Broken Head. The site has approval for a 'private education facility' that includes 2 managers' residences and thirty-one accommodation units. Council decided not to proceed with the planning proposal on the basis that the site should be considered in this Strategy.

Figure 3 shows the location of the site. The area shaded light orange on the site indicates assessable development land (for more information refer to Table 2 in the *Site Suitability Criteria and Mapping Methodology* contained in Byron Shire Rural Land Use Strategy Supporting Background Information Volume 4).

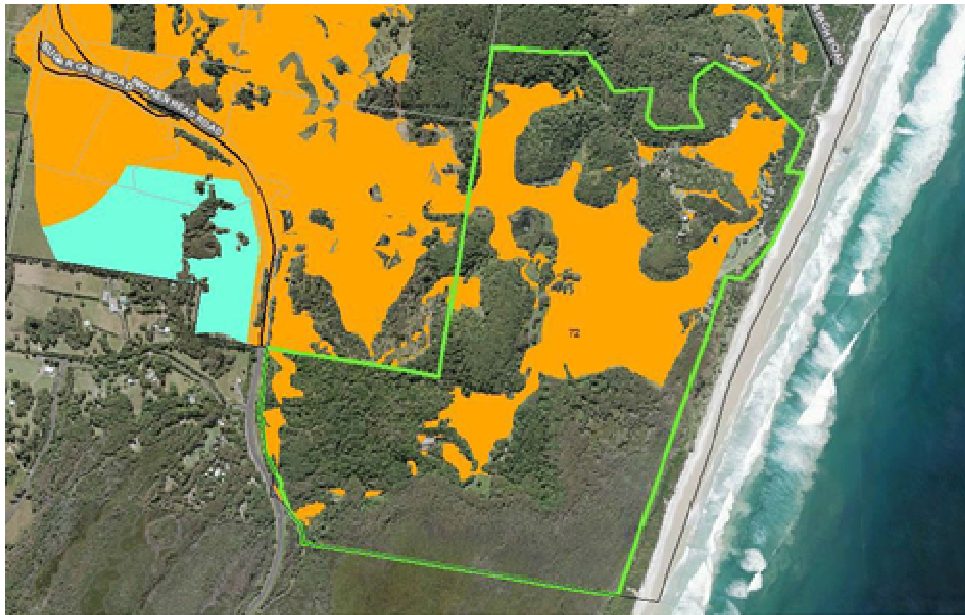


Figure 3: Location of Linnaeus Estate site (Broken Head)

The site is located east of the Pacific Highway (in the coastal zone) and therefore does not comply with the criteria outlined in 3.3.3 above. However, the site already has existing development approval and more than 50% of the buildings have been constructed. In addition, it also has sealed access to Broken Head Road, which is classified a regional road connecting both Byron and Ballina Shires. Therefore, any decision to allow community titled subdivision would be on the basis of providing individual title to existing approved accommodation units at the site, with no capacity for additional development.

On this basis, the site has been included in a separate 'community title conversion' category on Map 3 to facilitate this opportunity in a future planning proposal.



Local Story:

Collective farming for the next generation

Future Feeders is a new initiative that provides a supporting bridge for young people eager to move into careers in ecological food production. The project also aims to help address an aging farming population by up-skilling and inspiring young people to take more of an interest in sustainable farming techniques. It's all about local food security, small-scale farm management and sustainable agricultural skills development.

Joel Orchard initiated the project about two years ago. He grew up in a dairy region of southwest Victoria and moved to Melbourne to complete a science degree. He was involved in guerrilla gardening and urban food culture, but didn't feel he could fulfil his vision of living sustainably and growing all his own food in the urban environment. He moved to the Byron Shire about 7 years ago. He says Future Feeders is still a work in progress and it hasn't been easy, but he's starting to see the fruits of his labour.

Participants so far have tackled about two acres of leased land creating a market garden currently under cultivation. They've started a few side projects on local properties and are engaging a number of young farmers in a cooperative model to create a support network. Joel says this is an important feature of the project as the traditional individualistic approach is no longer manageable for most people.

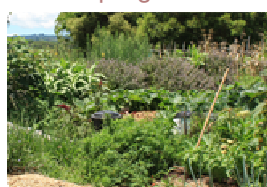
Some of the challenges Joel feels young farmers face include getting permanent land to grow produce because, given the high cost in this area, building up a viable new farm has become increasingly difficult. Issues around long-term tenancy and short-term agreements to lease land can be very impractical but finance tends to be the greatest hurdle. For people who haven't grown up in a farming family, raising capital for land and equipment is a huge barrier.

Another issue once you have grown a product is ensuring you have access to a market place to sell it. Future Feeders has found the local farmers markets are quite closed to new entry farmers unless they have a completely unique product, so they've had to think creatively to reach customers.

Future Feeders now have a community-supported agriculture subscription box system, where people can come to the southern end of the Mullumbimby Community Gardens site and pick up seasonal fruit and veg boxes every Friday morning. All food in the boxes is grown under organic principles even though they're not certified.

At present they have eggplant, zucchini, tomato, pumpkin, cucumber, bananas, kale and leafy greens, garlic, ginger, turmeric and a great range of herbs growing like basil, mint and social garlic ready to harvest. The Future Feeders team uses an integrated pest management system, planting a host of other plants such as amaranth, elderflowers and tulsi that can repel pests and attract beneficial insects. They also provide bee forage and habitat for small native animals. This, alongside the beehives, nursery, worm farms and fertilizer production all help to provide a dynamic and mixed learning opportunity for people involved.

Joel says his real interest was in providing a direct, peer-to-peer experience of farming where people get their hands in the dirt rather than a course-based, theoretical understanding. Future Feeders does just that and while participants don't get any qualification at this stage, they get a lot of hands-on experience and a bank of knowledge to build on. They are currently establishing a young farmer internship and incubator program to be initiated early this year.



3.4 Our Rural Infrastructure

Economic growth and settlement in our rural areas can only be sustained through efficient and effective infrastructure investment. Through the Community Feedback 2015, we heard that the community is endeavouring to achieve greater self-reliance at the business, community and individual level in the provision and use of infrastructure, including water, electricity, waste minimisation, and community infrastructure such as halls.

Roads, bridges, and stormwater drainage systems provide an important support mechanism for people visiting, living and working in the rural areas of Byron Shire. Council strives to manage these assets so as to provide an appropriate level of service.

Of all infrastructure services provided by Council, the road network is one of the most expensive to maintain. There are limited funds to bring road and associated infrastructure assets that are in a poor condition up to a satisfactory standard. A major focus of the State government's 'Fit for the Future' program is on sustainable infrastructure asset management outcomes. Therefore, a key policy direction of this Strategy is to locate future rural lifestyle living opportunities only in areas that are capable of providing a standard of road infrastructure (condition, function and capacity) at no cost to the wider community.

The policy framework within which Council works has a number of adopted strategies that inform decisions about our rural infrastructure. Please refer to Figure 2 for a list of these strategies.

Policy Directions Our Rural Infrastructure

In response to the above, Council has adopted the following policy directions to ensure better integration of rural land use and efficient infrastructure provision:

1. Future rural development will avoid land within designated buffers to sewerage treatment plants or waste disposal facilities.
2. Future rural development will be located in areas with reliable and safe road access, particularly should the need for evacuation arise.
3. Infrastructure provision for future rural lifestyle living opportunities will:
 - achieve a greater level of self-reliance
 - integrate with and support improvements to our existing community, transport, water, and green infrastructure
 - require an acceptable standard of road infrastructure at no cost to the wider community.
4. Future rural lifestyle living opportunities will avoid land that is better suited to future urban development.
5. Future rural development should be located within 5 km of a major town service centre containing a high school.

Council recognises that easy and safe access to the Pacific Highway can provide rural residents and communities with economic and educational opportunities not available in some isolated villages.

6. Infill housing and/or progressive re-subdivision of existing rural residential estates (into smaller lots) will be investigated for potential to improve cost effectiveness of existing services.
7. Future rural lifestyle living opportunities will be clustered to minimise development footprint and disturbance, maximise opportunities for environmental repair and ensure efficient service provision.

To deliver these policy directions the following actions have been identified for our rural infrastructure. For background information, please refer to Byron Shire Rural Land Use Strategy Supporting Background Information (Volume 1 – 4).

Table 9: Rural infrastructure actions

| |
|---|
| <p>Research</p> <p>Further develop Council's asset management information system on road conditions, standards and hazards to enable improved service delivery and financial sustainability.</p> |
| <p>Planning Improvements</p> <p>Provide guidelines for the minimum specification for road condition and capacity assessment. Ensure an integrated approach to land use and infrastructure planning that:</p> <ul style="list-style-type: none"> • implements the policy directions above • 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). |
| <p>On-ground Improvements</p> <p>Rural road reconstructions delivered in accordance with Council's 10-year capital works program.</p> |
| <p>Partnership Building</p> <p>Provide information that enables better understanding of the challenges of infrastructure management in Byron Shire.</p> |

‘Economic growth and settlement in our rural areas can only be sustained through efficient and effective infrastructure investment’

4. Land Release Program

A land release program is required to guide the location of future rural lifestyle living opportunities over the next twenty years, with a comprehensive review at the end of each five-year period. The identification of potential priority localities, ensures that future opportunities are located and linked to enable efficient infrastructure provision.

The land release program is not based on a detailed demand and supply budget. This is because the Strategy recognises that, whilst rural lifestyle living remains a relevant part of the housing mix, it represents primarily a 'lifestyle choice', with most of our Shire's future housing needs to be provided in our urban towns and villages. Therefore, demand for this form of living is not considered an essential component of the Strategy. Instead, the land release program identifies future rural lifestyle living opportunities only in locations that are largely unconstrained, have a strong potential to build on and strengthen existing communities and can provide an acceptable standard of road infrastructure at no cost to the wider community.

This strategic direction is in accordance with community feedback consistently received by Council during preparation of the Strategy, as well as the planning principles outlined in the State Government's North Coast Regional Plan 2036 and the NSW Settlement Planning Guidelines.

Table 10 – Priority Sites for future rural lifestyle living opportunities, estimates between 40-75 additional dwellings for the areas identified for such opportunities (i.e. approx. 5 years supply). When combined with those areas identified as having undeveloped potential (refer to 3.3.2 & 3.3.3), there is approximately 20 years supply of future rural lifestyle living opportunities.

4.1 Priority Sites

Priority sites for future rural lifestyle living opportunities are shown in Maps 3, 3a and 3b and summarised in Table 10. Although there is no preferred sequencing of these sites, landowners of sites '1' and '2' must undertake an intersection 'capacity and functionality' assessment prior to commencing the rezoning process. This is necessary to determine the nature and cost of any required road intersection upgrades to accommodate future development of these sites, which must be fully funded by the respective landowners. More detailed information on these sites is contained in Byron Shire Rural Land Use Strategy Supporting Background Information (Volumes 1 – 4).

Sites 3 & 4 provide no additional dwelling yield as they are simply a conversion of existing approved developments to enable large lot residential subdivision (Site 3) or rural community title subdivision (Site 4).

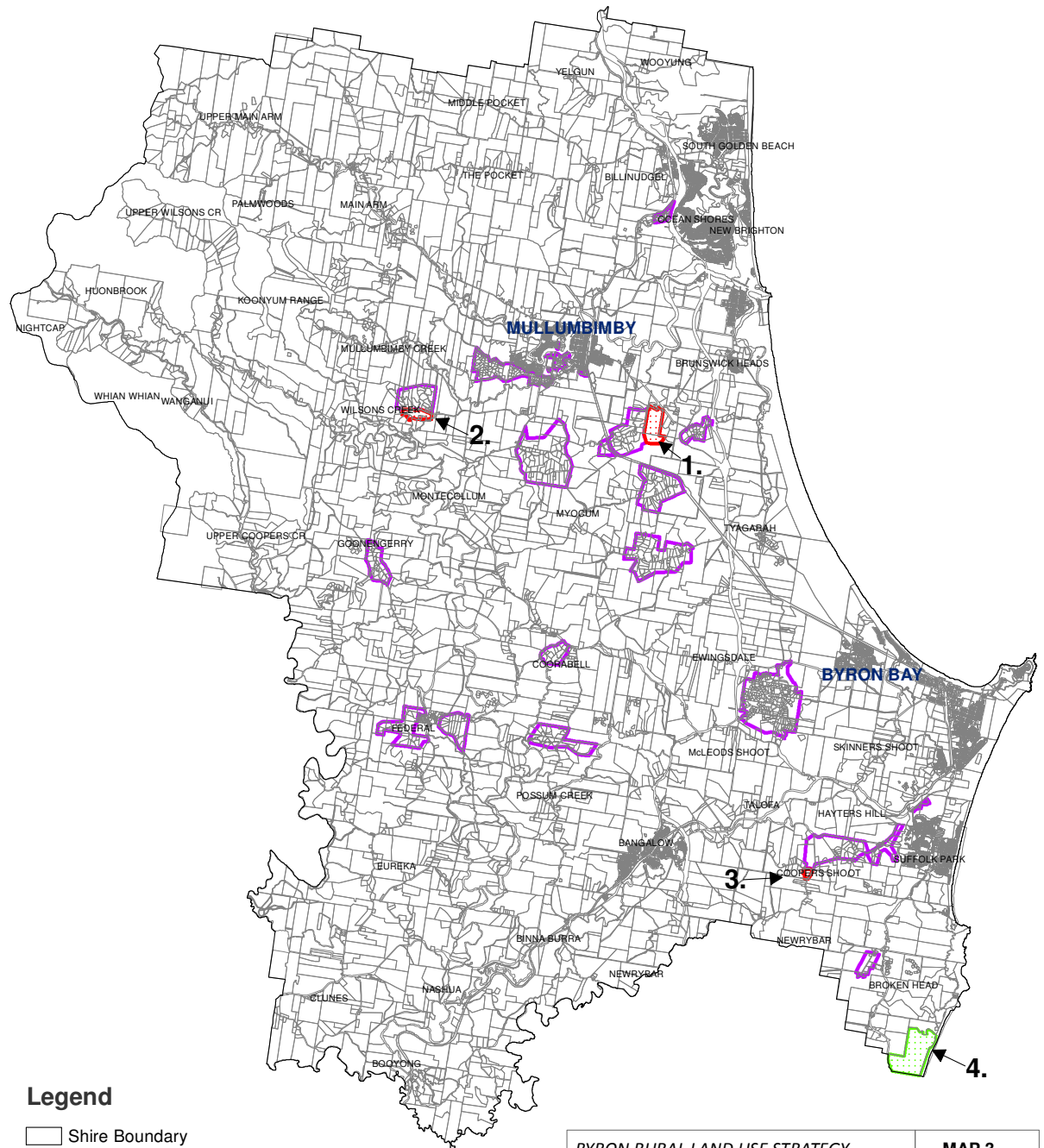
Table 10: Priority sites for future rural lifestyle living opportunities

| Map 3 Reference | Locality | Potential Dwelling Yield (c) | Intersection requiring assessment |
|------------------------|--|-------------------------------------|---|
| 1. | McAuleys lane / Bilin Road, Myocum | 25-45 | Intersection of McAuleys Lane and Mullumbimby Road |
| 2. | Wilson's Creek / Alidenes Rd | 15-30 | Intersection of Alidenes Road and Wilson's Creek Road |
| 3. | Coopers Shoot Road, Coopers Shoot | - (a) | Not applicable |
| 4. | Linnaeus Estate site Broken Head Road, Broken Head | - (b) | Not applicable |
| | TOTAL (approximate) | 40-75 dwellings | |

- (a) Expansion of adjoining R5 zone over subject land for a maximum of 5 lots (as per current community title subdivision approval).
- (b) Community Title conversion of approved accommodation units only (i.e. no additional dwelling yield).
- (c) This represents a conservative estimate based on the following assumptions:
- 20% of unconstrained/assessable land area required for infrastructure (eg internal roads);
 - only 50% of assessable land can be developed; and
 - lot sizes on land suitable for development ranging from 0.5ha (low end) to 1ha (high end), rounded to nearest multiple of '5' (except where potential dwelling yield < 5).

Map 3 – Priority Sites for Rural Lifestyle Living Opportunities

MAP 3 - PRIORITY SITES FOR RURAL LIFESTYLE LIVING OPPORTUNITIES



Legend

- Shire Boundary
- Land Parcels
- Linnaeus Estate site (potential community title conversion)
- Potential' R5 Large Lot Residential' expansion areas
- Existing Rural Residential Zones (R5; 1(c1); 1(c2))

| | |
|--|-------|
| BYRON RURAL LAND USE STRATEGY | MAP 3 |
| <p>PRIORITY LOCALITIES FOR RURAL LIFESTYLE LIVING OPPORTUNITIES</p> <p><i>(as identified in Table 10 of Strategy)</i></p> | |



Disclaimer : While all reasonable care has been taken to ensure the information contained on this map is up to date and accurate, no warranty is given that the information contained on this map is free from error or omission. Any reliance placed on such information shall be at the sole risk of the user. Please verify the accuracy of the information prior to using it. Note : The information shown on this map is a copyright of the Byron Shire Council and the NSW Department of Lands.

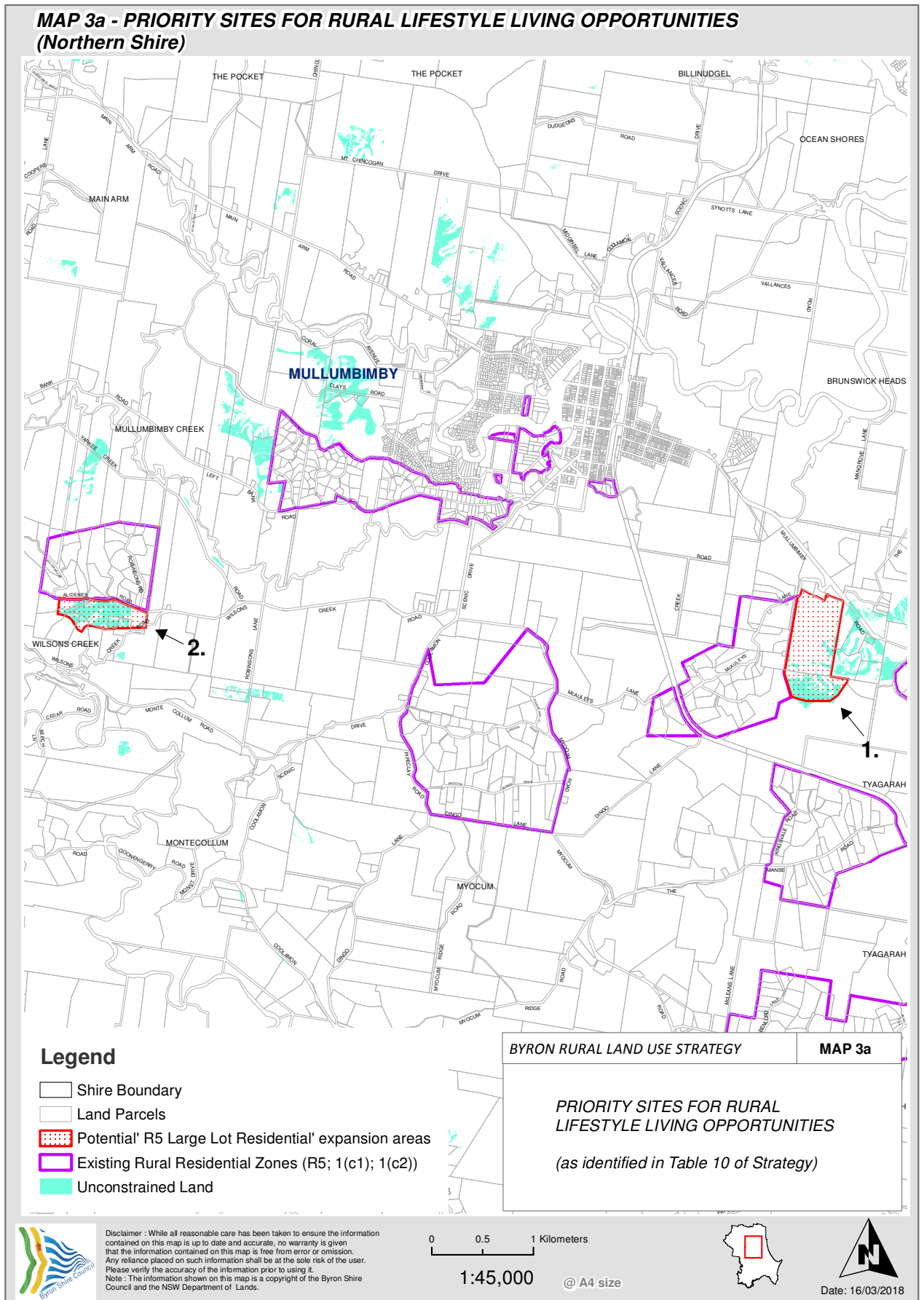
0 2.5 5 Kilometers

1:160,000 @ A4 size

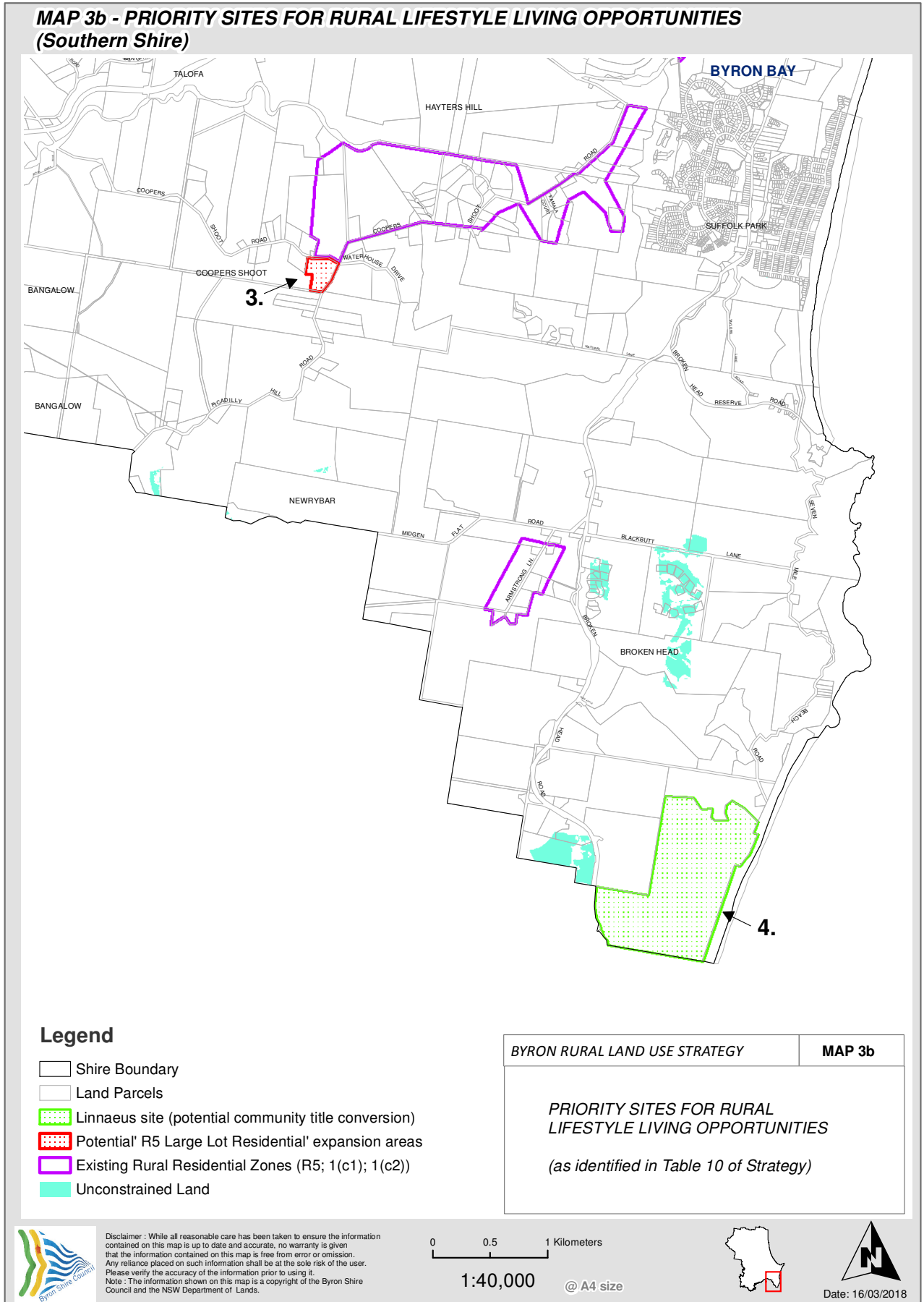


Date: 16/03/2018

Map 3a – Priority Sites for Rural Lifestyle Living Opportunities: Northern Shire



Map 3b – Priority Sites for Rural Lifestyle Living Opportunities: Southern Shire



4.2 Process for implementing Land Release Program enabling future rural lifestyle living opportunities

The sites identified in the Table 10 and Maps 3, 3a and 3b are in a rural zone that does not permit Large Lot Residential Subdivision (Sites 1-3) or conversion to Rural Community Title Subdivision (Site 4).

With exception of certain land parcels identified in the Byron LEP 2014 'Multiple Occupancy and Community Title Map', the above opportunities can only be realised by amending Byron LEP 2014, by a process known as a Planning Proposal. As discussed in 4.1 above, landowners in sites '1' and '2' must undertake an intersection 'capacity and functionality' assessment prior to commencing the Planning Proposal process. This is necessary to determine the nature and cost of any required road intersection upgrades to accommodate future development of these sites, which must be funded by the respective landowners proportional to the impact a proposal will have on that infrastructure. Figure 4 details the process for implementation of the Land Release program.

For further information on the planning proposal process refer to Council's website.

4.3 Process for enabling re-subdivision within existing Large Lot Residential estates

Council will need to undertake further investigations to determine re-subdivision potential of existing rural residential estates. Following those investigations Council will consult with affected residents within the relevant estates, and surrounding landowners, to determine key issues and gauge whether there is sufficient level of support to amend Byron LEP 2014 for this purpose.

This Strategy does not pre-empt the results of any planning proposal process. The assessment of all relevant issues and associated public consultation may result in a planning proposal not proceeding to completion.

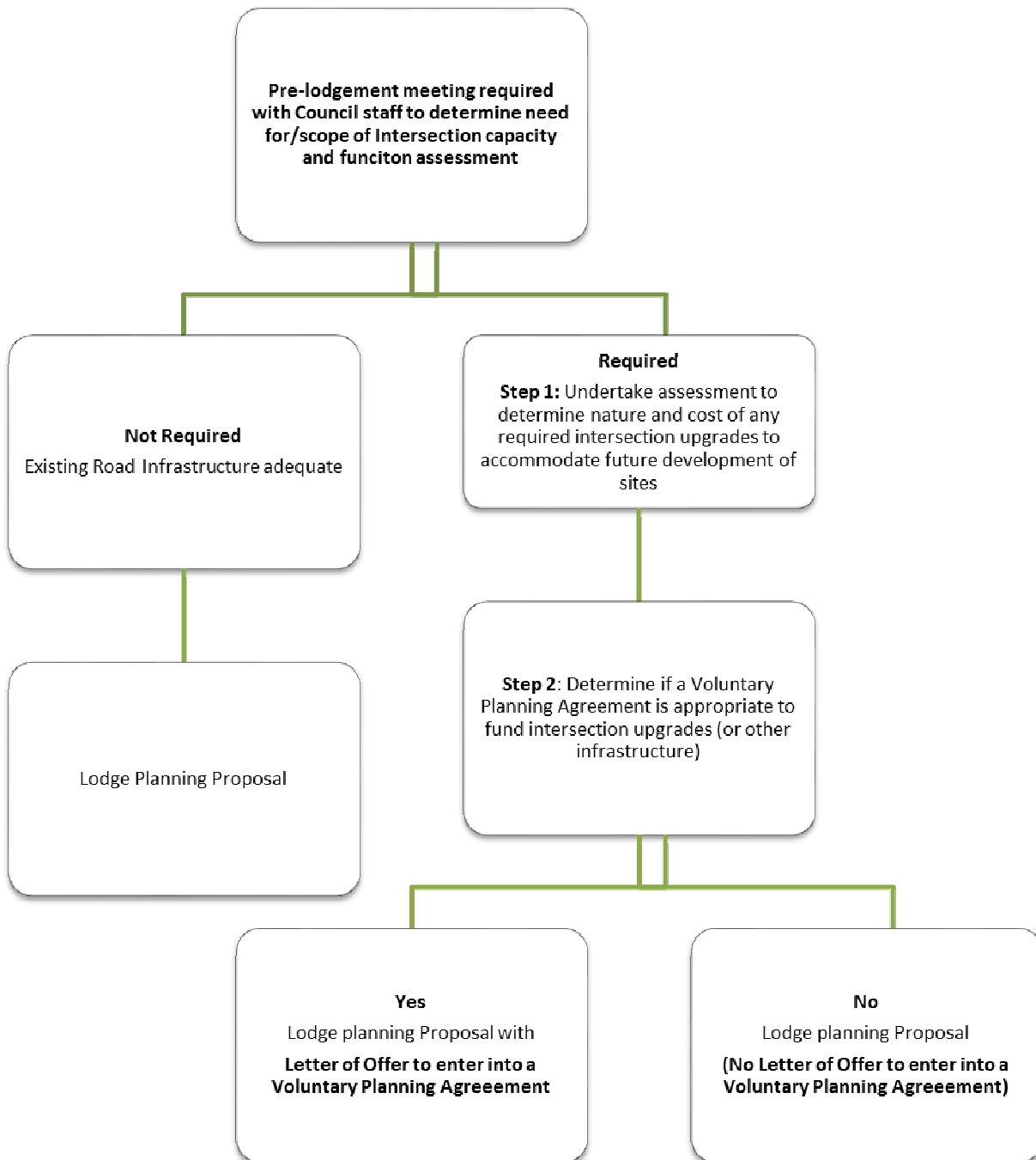


Figure 4: Process for Implementing Land Release Program – Priority Sites identified on Map 3, 3a or 3b

5. Key Terms

Assessable Land

areas not encumbered by any of the Constrained Land criteria in Table 1 of the *Site Suitability Criteria and Mapping Methodology* but potentially affected by one or more of the criteria listed in Table 2 of the *Site Suitability Criteria and Mapping Methodology*; encompasses environmental, economic and/or risk avoidance criteria which may not necessarily preclude future rural development on the land but rather indicate a need for more detailed site specific investigations to determine the site's full development potential.

Byron LEP 1988

Byron Local Environmental Plan 1988

Byron LEP 2014

Byron Local Environmental Plan 2014

Byron Shire Rural Land Use Strategy Supporting Background Information

refers to the background information used to inform the strategy consisting of:

- Volume 1 Consistency with State Policy Framework
- Volume 2 Supporting Information
- Volume 3 Potential Sites for Future Rural Lifestyle Living Opportunities and Future Urban/Village Development
- Volume 4 Preceding Stages
 - 4.1 Discussion Paper
 - 4.2 Site Suitability Criteria and Mapping Methodology
 - 4.3 Policy Directions Paper

Commercial farms

refers to where the dominant use is farming which has a significant and substantial commercial purpose or character and is engaged in for the purpose of profit on a continuous or repetitive basis (whether or not a profit is actually made).

Community Feedback 2015

refers to community feedback received through the *Discussion Paper* or the stakeholder workshop.

Concessional allotments

small allotments created for use of relatives of the owner of a holding existing at the date of gazettal of Byron Interim Development Order (IDO) in 1968 often quickly becoming small hobby farms or rural residential allotments traded on the market with no ongoing connection to 'relatives' of the original landowner.

Environmental enhancement works

refers to works to revegetate or regenerate the natural environment or environmental quality whether or not such works have been undertaken in accordance with a vegetation management plan or biodiversity conservation plan.

Farm linkages

refers to farm industries and activities that cluster or establish linkages to gain production or commercial advantage.

Future rural development

refers to potential land for rural tourism, village zone settlement, conventional rural residential subdivision, Multiple Occupancies, Community Title or other non-agricultural land uses.

Future rural lifestyle living opportunities

refers specifically to conventional rural residential subdivision, multiple occupancies and rural community title subdivision.

Future rural tourism accommodation

rural tourist cabins, bed & breakfast establishments, farm stay accommodation, etc. used for short term accommodation.

Future rural tourism non-accommodation

development relating to tourism activities and visitor attractions of a non residential nature such as a roadside stall, café or pick your own food activity on a farm.

Future urban development

land used for urban purposes including residential, industrial and commercial activities.

High Environmental Vegetation

refers to areas that contain biodiversity and/or conservation values that are given some form of protection under existing legislation, policy etc. and where development proposals generally receive a higher level of assessment. The term has been identified under the State Government's Vegetation Information System (VIS) Classification database to ensure consistency with NSW standards. For more information on this system go to www.environment.nsw.gov.au/research/Visclassification.htm

Intersection capacity and function assessment

refers to an assessment of:

- condition ie. the physical state of the asset, which may or may not affect its performance
- vehicular capacity
- potential impacts of the development on existing and likely future amenity of the surrounding area to determine works required to bring the road asset to an operational and safety standard suitable to the take the predicted level and type of traffic resulting from the proposed development. An intersection road asset may include road, stormwater drainage, culverts as well as signage dependent on the location.

Large Lot Residential (also known as 'Conventional Rural Residential' subdivision)

refers to the traditional or "single lot" form of subdivision of lots under Torrens Title (or freehold land) that is common to many rural residential estates in Byron Shire; often not associated with any form of agriculture.

Local Planning Framework

includes planning documents that regulate and guide development in Byron Shire such as Local Environmental Plan, Development Control Plan, Fact Sheets and Council Policy.

Low scale

means a scale that is small enough to be generally managed and operated by the principal owner living on the property. Such development must create minimal visual and environmental impacts on the surrounding by incorporating the appropriate design and management measures that help build positive working relationships between the development and the rural community.

Multiple Occupancies

are a form of rural settlement which enables a group of people to collectively own a single allotment of land and use it as their principal place of residence. Common ownership of land is established through tenants in common, trust membership, co-operative shareholding, company shareholding or partnership.

Priority enhancement corridor

refers to important corridor linkages for environmental repair, between key habitats and established corridors; generally comprise small patches of remnant vegetation, exotic

vegetated and non vegetated land usually following landscape features such as creek lines, gullies, wetlands and ridgelines. The Byron Biodiversity Conservation Strategy (BCS) outlines a comprehensive framework for achieving 'connectivity and restoration'.

Rural Community Title Subdivision

where there is internal (freehold) ownership of rural house lots and common ownership of residue land containing driveways, access roads, shared facilities etc.

Rural Tourism development

refers to both future rural tourism accommodation and future rural tourism non-accommodation development.

Service catchment

areas within a radius of 5 km of a town containing high schools or 2km of a rural village containing any of the following features catering to the needs of that locality: primary school; general store.

Site Suitability Criteria and Mapping Methodology

one of several supporting documents that has informed preparation of this Strategy.

Sub-commercial farms

rural allotments with agricultural activity at a level where the degree of commitment to farming is such that the produce is not expected to have a substantive commercial purpose (whether or not a profit is actually made). Such areas are not identified as 'commercial' for farmland rating purposes.

Sustainable transport

means transport that has taken into consideration its social, environmental and climatic impacts. Components for evaluating sustainability include:

- the particular transport mode used for example car, bus or bicycle
- the source of energy
- the infrastructure needed to accommodate the transport

6. Action Plan for Implementation

Table 11: How to read the action plan

| Action ID No | Action Recommended | Theme | Council Role | Potential Partners | Measure | Priority Timeframe ST 1-4yrs MT 4-8yrs LT 8+ yrs |
|------------------|--|--|---|---|---|--|
| Action Reference | Lists the actions by type: <ul style="list-style-type: none"> - Research - Planning Improvements - On-ground Improvements - Partnership Building | How the actions link with the Strategy four themes: En - Environment Ec - Economy Co – Community In - Infrastructure | The tools used to achieve the actions include: <u>Leader</u> : to plan and provide direction through policy and practices. <u>Provider</u> : of physical infrastructure and essential services. <u>Regulator</u> : of development, community health and safety, and the environment. <u>Partner</u> : with community, private and government organisations. <u>Supporter</u> : to support and advocate for the community it represents. <u>Promoter</u> : of the place to live, visit and invest. | Who Council may engage with to help deliver the action or when Council is a 'Partner' or 'Supporter'. This may be a community group, government department or an organisation who may take a lead role to deliver. | Assigned to each action to enable monitoring and review of performance and delivery | The timing of actions is based on priority and achievability. Short term 1-4 yrs Medium term 4-8 yrs Long term 8+ yrs) Priorities are subject to budget allocation, both capital and operational. |

6.1 Action Plan

Table 12: Summary Action Plan

| Action ID No | Action Recommended | Theme En - Environment Ec - Economy Co - Community In - Infrastructure | Council Role | Potential Partners (*May take a 'leader' role) | Measure | Priority Timeframe ST 1-4yrs MT 4-8yrs LT 8+ yrs |
|-----------------|--|--|------------------|---|---|---|
| Research | | | | | | |
| 1. | Improve Council's database on: <ul style="list-style-type: none"> - high environmental value vegetation, by conducting field inspections - key habitats, existing environmental enhancement work and available programs such as 'Koala Connections' - priority enhancement corridors - bushfire prone land mapping - water supply, protection and management - carbon offset and renewable energy activities (both commercial and community-based). | En | Leader | Landholders Landcare Other community groups *Rous Water -water catchment management Office of Environment & Heritage Rural Fire Service NSW Department of Planning and Environment | Mapping updated Publicly accessible databases established and maintained | ST-MT |
| | | | | | Participation by the rural community and businesses in the use of carbon offset and renewable energy activities and practices | LT |
| 2. | Improve Council's database on: <ul style="list-style-type: none"> - commercial and sub-commercial farmland activities, farm linkages and key transport routes - farms that incorporate value adding and/or diversification activities - farms that are part of formal lease or share agreements. | Ec | Leader | Landholders Farmers Department of Planning and Environment | Farmland rating application form updated Publicly accessible databases established and maintained | ST |
| 3. | Improve Council's database on rural tourism activities. | Ec | Leader Promoter | Destination NSW Tourist operators | Publicly accessible databases established and maintained | MT |
| 4. | Improve Council's database on spatial accuracy of property and zone boundaries. | Ec | Leader Regulator | NSW Land and Property Information Landholders Department of Planning and Environment | Spatial accuracy of property and zone boundaries resolved | ST |

| Action ID No | Action Recommended | Theme En - Environment Ec - Economy Co - Community In - Infrastructure | Council Role | Potential Partners (*May take a 'leader' role) | Measure | Priority Timeframe ST 1-4yrs MT 4-8yrs LT 8+ yrs |
|------------------------------|--|--|---------------------|---|---|--|
| 5. | Involve the community in providing data through: - the commercial 'farmland' rating application process - the Byron Biodiversity Conservation Strategy review process (currently underway). | En Ec | Leader | Whole Community | Community supported updated farmland rating application form Community engaged | ST |
| 6. | Improve Council's database on rural subdivision and dwelling approvals for planning purposes (to better quantify future supply and demand). | Co | Leader Regulator | Home builders Consultants Developers | Databases updated and maintained | ST |
| 7. | Further develop Council's asset management information system on road conditions, standards and hazards to enable improved service delivery and financial sustainability. | In | Leader Provider | State Emergency Service | Database updated and maintained | ST |
| 8. | As part of Council's commitment to achieving a 100% net Zero Emissions Target by 2025 (Council Resolution 17-086), investigate pathways for reducing rural land use emissions and provide a corresponding modelling report for the options identified. | En Ec In | Supporter | *Zero Emissions Byron Ltd's (ZEB) Landowners | Modelled pathways for reducing carbon emissions on rural land | ST |
| Planning Improvements | | | | | | |
| 9. | Update Byron LEP 2014 to reflect High Environmental Value vegetation mapping and implement Environmental Zones in accordance with State Government requirements. | En | Leader Regulator | Landholders Department Planning and Environment | Environmental Zones implemented | ST |
| 10. | 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 providing scope for sympathetic development | En | Leader Regulator | Landcare Landholders Tourism operators Developers Consultant | Local Planning framework updated | ST |
| | | | | | Number of landholders using incentive programs for environmental enhancement work | MT |

| Action ID No | Action Recommended | Theme En - Environment Ec - Economy Co - Community In - Infrastructure | Council Role | Potential Partners (*May take a 'leader' role) | Measure | Priority Timeframe ST 1-4yrs MT 4-8yrs LT 8+ yrs |
|--------------|---|--|----------------------------------|--|--|---|
| | <p>to coincide within these works)</p> <ul style="list-style-type: none"> - 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 | | | | Increase in number of restored priority enhancement corridors | LT |
| 11. | Identify opportunities in our local planning framework to support ecosystem, low carbon and renewable resource providers and users. | En Ec | Leader Regulator Supporter | Providers Community | Local Planning framework updated | ST |
| | | | | | Increase in number of environmental initiatives | MT |
| 12. | 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 | En | Leader Regulator | *Rous Water - water catchment management | Local Planning framework updated | ST |
| | | | | | Increase in number of sustainable developments and use of sustainable transport | LT |
| 13. | Identify opportunities in our local planning framework to support and strengthen: <ul style="list-style-type: none"> - existing agricultural activities - diversified farm production - farm linkages - greater access to land for farming - 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 | Ec | Leader | Farmers Tourism operators Other rural businesses Rural and tourism business training services | Local Planning framework updated | ST |
| | | | | | Increase in community strengthening social and cultural events in our rural villages | MT |
| | | | | | Increase in number of rural business based activities and rural employment opportunities | LT |

| Action ID No | Action Recommended | Theme En - Environment Ec - Economy Co - Community In - Infrastructure | Council Role | Potential Partners (*May take a 'leader' role) | Measure | Priority Timeframe ST 1-4yrs MT 4-8yrs LT 8+ yrs |
|--------------|---|--|---------------------|--|---|---|
| | - low scale rural tourism opportunities, particularly those directly associated with primary production and / or improved conservation outcomes. | | | | | |
| 14. | Review guidelines for agricultural and non agricultural uses to better manage potential impacts relating to: <ul style="list-style-type: none"> - 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 - needs of emergency management and disaster preparedness - the siting, design and function of buffers - rural amenity and visual impacts | En Ec | Leader Regulator | Department of Primary Industries Landholders Farmers | Productive land considered in decision making Local Planning framework updated Decrease in land use conflicts | ST |
| 15. | Resolve mapping inconsistencies between property and zone boundaries | Ec | Leader | Landowners Farmers | Improved spatial accuracy for property and zone boundaries | ST |
| 16. | Investigate the potential for allowing 'wedding venues' (and other types of function centres) in rural zones and, where appropriate, planning provisions to ensure their location, scale and operation are compatible with the rural setting. | Ec | Leader Regulator | Wedding venue operators Rural community | Local Planning framework updated Decrease in land use conflicts | ST |
| 17. | Locate future rural lifestyle living opportunities to support and strengthen our existing | Co | Leader Regulator | Landholders | Local Planning framework updated | ST |

| Action ID No | Action Recommended | Theme En - Environment Ec - Economy Co - Community In - Infrastructure | Council Role | Potential Partners (*May take a 'leader' role) | Measure | Priority Timeframe ST 1-4yrs MT 4-8yrs LT 8+ yrs |
|--------------|--|--|---------------------|---|--|---|
| | towns/villages (socially and economically). | | | | Rural villages included in relevant council activity and publications for social service and economic marketing material | MT |
| | | | | | Decrease in number of unauthorised rural dwellings | MT |
| 18. | Monitor and review village zoned land to ensure there is an adequate amount to accommodate future growth during the life of this Strategy. | Co | Leader | | Local Planning framework updated | MT |
| 19. | Enable new Large Lot Residential, Multiple Occupancy and Community Title development opportunities only in areas: - as identified on Map 3, 3a and 3b and - where an acceptable standard of road infrastructure can be provided at no cost to the wider community. | Co | Regulator | Landholders | Local Planning framework updated Land suitable for future urban and village zone secured | ST-MT |
| 20. | 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. | Co | Leader Regulator | Developers | Local Planning Framework updated | ST |
| | | | | | Increase in land available for farming | LT |
| | | | | | Increase in environmental enhancements | LT |
| | | | | | Increase in number of residents identifying with a cohesive local community | MT |

| Action ID No | Action Recommended | Theme En - Environment Ec - Economy Co - Community In - Infrastructure | Council Role | Potential Partners (*May take a 'leader' role) | Measure | Priority Timeframe ST 1-4yrs MT 4-8yrs LT 8+ yrs |
|--------------|--|--|---------------------|---|---|---|
| 21. | Investigate capacity for re-subdivision within existing Large Lot Residential estates. | Co | Leader Regulator | Landholders (within the relevant R5 zoned estates) | Support by affected residents (within R5 zoned estates) | ST |
| 22. | Investigate a strategic framework for resolving dwelling entitlement issues. | Co | Leader Regulator | Landholders | Investigation outcomes reported to Council | ST |
| 23. | Identify opportunities in our local planning framework to achieve ongoing conservation and protection of culturally significant lands | Co | Leader | Traditional owners | Local planning framework updated | ST |
| 24. | Provide minimum specification for road condition and intersection 'capacity and functionality' assessment. | In | Leader | | Guidelines developed | ST |
| 25. | 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). | In | Leader | Department of Planning and Environment | Local Planning framework updated | ST |
| | | | | | More efficient delivery of infrastructure for rural residents and businesses | MT |
| | | | | | Decrease in Council expenditure on road upgrades connected with new rural lifestyle living developments | MT |
| 26. | Resolve mapping inconsistencies between property and zone boundaries. | Ec | Leader | Landowners Farmers | | ST |
| 27. | Review capacity of existing village plans to manage change, accommodate growth, encourage housing choice and diversity (including seniors housing) and better protect | Co | Leader | Local Village Community | Development Control Plan updated Improved housing choice | ST-MT |

| Action ID No | Action Recommended | Theme En - Environment Ec - Economy Co - Community In - Infrastructure | Council Role | Potential Partners (*May take a 'leader' role) | Measure | Priority Timeframe ST 1-4yrs MT 4-8yrs LT 8+ yrs |
|-------------------------------|--|--|------------------|---|--|---|
| | valued environments at a local level. | | | | | |
| On-ground Improvements | | | | | | |
| 28. | Ensure opportunities for priority enhancement corridors are aligned with internal farm activities. | En | Leader Partner | Farmers | Productive lands considered in the decision making process for priority enhancement corridor placement | ST |
| 29. | Encourage co-location of uses that are able to integrate their inputs and outputs to reduce waste materials, energy and water consumption. | En | Partner | Farmers Business Community | Local Planning framework updated | ST |
| | | | | | Increase in number of rural land uses integrating to achieve improvements in environmental quality | MT |
| 30. | Continue to improve weed management practices on Council lands. | En Ec | Leader Provider | | Better management | ST |
| | | | | | Reduction in the area of Council land affected by significant weed infestations | LT |
| 31. | Continue to improve capacity for rural roads to be used in connection with farming operations such as stock droving. | Ec | Leader Provider | Farmers | Roads operational | ST |
| 32. | Consider Site Suitability Criteria & Mapping Methodology when determining the suitability of a site for rural tourism development. | Ec | Leader Regulator | Destination Byron Tourism operators | Local Planning framework updated | ST |
| | | | | | Decrease in land use conflict | MT |
| | | | | | Increase in level of visitor satisfaction from rural tourism experience | MT |

| Action ID No | Action Recommended | Theme En - Environment Ec - Economy Co - Community In - Infrastructure | Council Role | Potential Partners (*May take a 'leader' role) | Measure | Priority Timeframe ST 1-4yrs MT 4-8yrs LT 8+ yrs |
|-----------------------------|--|--|-----------------|---|---|---|
| | | | | | Increase in overall tourism expenditure in the rural hinterland | LT |
| 33. | Ensure better integration of future rural land uses and infrastructure servicing. | Co | Leader | Farmers Developers Destination Byron | Improvement in the timely delivery of infrastructure for rural residents and businesses | MT |
| | | | | | Improved road signage including farm and tourism signs | MT |
| 34. | Rural road reconstructions delivered in accordance with Council's 10-year capital works program. | In | Leader Provider | | Works delivered | MT |
| Partnership Building | | | | | | |
| 35. | Provide information and advice on how to: - undertake cost-effective environmental enhancement works - make use of non market and market based incentives for environmental enhancement works. - manage weeds and pests | En | Leader Partner | Landcare Office of Environment and Heritage | Information and advisory services are established and accessible to enable informed decision making by land owners and community groups | MT |
| 36. | Support community awards programs that acknowledge people's efforts to restore the natural environment and environmental quality. | En | Supporter | *Community groups | Acknowledgement occurring | ongoing |
| 37. | Support community groups undertaking environmental enhancement works. | En | Supporter | *Community groups | Council media releases promoting community work Council support in community grant applications Council staff involved in community projects, field days and working bees | ongoing |

| Action ID No | Action Recommended | Theme En - Environment Ec - Economy Co - Community In - Infrastructure | Council Role | Potential Partners (*May take a 'leader' role) | Measure | Priority Timeframe ST 1-4yrs MT 4-8yrs LT 8+ yrs |
|--------------|--|--|--------------|---|---|---|
| 38. | Provide information and advice on how to: - manage weeds, disease and pests - capture and use water sustainably - sustainably farm. | En Ec | Partner | *North Coast Weeds Advisory Committee - weed management *Rous Water - water catchment management Department of Primary Industries (agriculture) | Information and advisory services are accessible to enable informed decision making by land owners and producers | ST |
| | | | | | Reduction in the number of reported outbreaks | LT |
| 39. | Investigate opportunities for Council to partner with the community to ensure a long term future of agriculture in the Shire. | Ec | Partner | Farmers Landcare groups | Investigation outcomes reported to Council | ST |
| 40. | Work with traditional owners to identify ways to improve the ongoing protection of culturally significant lands. | Co | Partner | Aboriginal Land Councils Traditional owners | Investigation outcomes reported to Council | MT |
| 41. | Advocate for greater biodiversity funding, tax concessions and/ or subsidies from the State and Commonwealth Governments to assist land owners to conserve local biodiversity. | En | Leader | Community groups | Council and/ or community submissions to the State and Commonwealth Governments | MT |
| 42. | Work with land owners of vacant or underused farm land that want to connect with potential producers. | Ec | Supporter | *Community groups Land owners | Increase in number of farms Increase in the land area in use for farming | LT |
| 43. | 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. | Ec | Promoter | *Destination Byron Destination NSW Northern Rivers Regional Development Australia Tourism operators | Information and interpretation services are accessible to enable informed decision making by operators and visitors | ST |
| | | | | | Decrease in number of complaints and land use conflict | MT |

| Action ID No | Action Recommended | Theme En - Environment Ec - Economy Co - Community In - Infrastructure | Council Role | Potential Partners (*May take a 'leader' role) | Measure | Priority Timeframe ST 1-4yrs MT 4-8yrs LT 8+ yrs |
|--------------|---|--|-----------------|---|--|---|
| | | | | | | |
| 44. | Support community award programs and promotions that encourage sustainable rural land use and management. | En Ec | Supporter | *Community groups | Acknowledgement occurring | ongoing |
| 45. | Consult with NSW Family and Community Services and other housing support service organisations during development of any policy for unauthorised rural dwellings. | Co | Leader | Social service providers | Reduced number of residents living in unauthorised rural dwellings | MT |
| 46. | Provide information that enables better understanding of the challenges of infrastructure management in Byron Shire. | In | Leader Provider | | Production of information material | ST |
| 47. | Work with other Councils in the Northern Rivers region to develop consistent planning policies which better reflect the agriculture, food production and rural tourism development in Byron Shire and the Northern Rivers region. | Ec | Partner | *Northern Rivers Regional Councils | Improvements implemented in the standard LEP template | ST |
| 48. | Consult with relevant State government agencies throughout the development and implementation of this Strategy to enable better planning outcomes through better data-sharing and management. | En Ec Co | Partner | State Government agencies | Consultation and departmental feedback | ST |
| 49. | Promote Byron Shire as a place where small scale food production is a viable lifestyle and business opportunity. | Ec | Promoter | | Promotional material produced by Council reflects this message | ST |

6.2 Monitoring and review

There will be ongoing annual monitoring of the Strategy with the aim of making further improvements as additional information becomes available. This includes annual reporting on approvals for the three main forms of rural lifestyle living opportunities, Large Lot

Residential, Multiple Occupancy and Community Title development, as well as subdivision and dwelling approvals in our village zones.

Annual reporting will also include an update on the implementation of the Strategy's actions.

A comprehensive review of the Strategy will be undertaken at the end of five years, particularly in regard to how population growth (demand) has affected the supply of potential rural lifestyle living opportunities identified in the Land Release Program of the Strategy, as well as to determine if any further additions or deletions should be made to land nominated in the Strategy for rural lifestyle living opportunities.

The *Policy Directions Paper* and *Site Suitability Criteria and Mapping Methodology* have been adopted by Council as supporting reference material to the Strategy. Both documents will continue to form supporting reference material in the monitoring and review process.

The *Site Suitability Criteria and Mapping Methodology* is designed to be a living document that will be updated as needed to reflect latest information available and trends in best practice.

The policy directions are intended to secure long term outcomes and apply over the Strategy's 20 year timeframe.