



11. Summary of Strategic Actions

The following strategic actions summarise the findings and recommendations from the Strategy.

11.1.1 Social and Economic Factors

Growth Management

Objective: Provide for coordinated and effective growth in the urban and rural lands.

Implementation Strategy	Policy Action	Responsibility	Time-frame
Prepare a hierarchy of settlements based on Villages and Rural Centres.	Adopt the settlement hierarchy as outlined in Section 5.2.	Council and Government Agencies	Short term
Ensure that land is released in an effective and efficient manner.	Prepare a land release monitor for residential and rural residential land.	Council	Short term
Provide for the economic and social growth of the rural areas and in particular, maintain and enhance rural job opportunities.	Update Council's Social and Economic Plan for the Bellingen Shire.	Council and Government Agencies	Short term and ongoing

11.1.2 Housing

Objective: To ensure housing can be provided for all sections of the Bellingen Shire community.

Implementation Strategy	Policy Action	Responsibility	Time-frame
Identify affordable housing throughout the Shire.	Prepare a affordable housing strategy.	Council and Government Agencies	Short - medium term
Accommodate conversion of multiple occupancy development to community title.	Council to assess applications for conversion of multiple occupancies on their merits	Council	Short term and ongoing

11.1.3 Land Use Planning

Objective: Develop a land use framework that will give a level of certainty to the people who live in the Bellingen Shire.

Implementation Strategy	Policy Action	Responsibility	Time-frame
Develop a new suite of land use zones.	Prepare a draft LEP to formalise the recommendations outlined in Section 10.2 in accordance with Model LEP template.	Council and DoP	Short term



Implementation Strategy	Policy Action	Responsibility	Time-frame
Include in each land use zone desired future character statements which will provide the basis for the objectives of each zone.	Adopt desired future character statements for Bellingen, Urunga and Dorrigo identified in Chapter 5.	Council	Short term
Ensure that residential and rural residential rezonings are carried out in a sustainable manner	All Local Environmental Studies for residential and rural residential development must address the matters outlined in Section 10.3.2.	Council	Short term
Ensure future development in North Bellingen is serviced by commercial facilities.	Investigate the development of a formal commercial precinct in North Bellingen	Council	Short term
Ensure that the future development in the town of Dorrigo is sustainable	Adopt residential, commercial, industrial, special use and open space zoning for the town which matches the existing land use mixture.	Council	Short term
Identify minimum lot sizes that will enable the continuation of the use.	Adopt the following lot size minimum for the corresponding land use zones: Rural Agriculture 70 hectares (Plateau) Large Lot Residential 1 hectare	Council	Short term
Provide dwelling entitlements to specific land that can be shown to not have any adverse impact on the surrounding areas.	Prepare a draft LEP to provide dwelling rights to those properties mentioned in Section 9.1.2.	Council	Short term

11.1.4 Infrastructure Requirements

Objective: Provide an adequate level of infrastructure for the people who live and work in Bellingen Shire.

Implementation Strategy	Policy Action	Responsibility	Time-frame
Ensure adequate water supply for existing and future development	Prepare Integrated Water Cycle Management Plan to increase water extraction licence for Lower Bellinger system	Council and Government Agencies	Short term
Ensure that the most appropriate sewage disposal system is provided for all land in rural areas	Adopt a policy of not permitting subdivision of rural land less than 1 ha unless it can be connected to a reticulated sewerage system.	Council	Short to medium term



Implementation Strategy	Policy Action	Responsibility	Time-frame
Ensure that there are adequate Community facilities to house the required level of social services.	Develop and implement action plans for the rural villages and centres to ensure that the appropriate levels of infrastructure are provided. This is to be done in conjunction with the Social Action Plan.	Council and Government Agencies	Short to medium term
Ensure that recreational facilities and open space are adequate to serve the needs of the residents.	Develop and implement action plans for the rural villages and centres to ensure that the appropriate levels of infrastructure are provided. Explore opportunities for playing fields in North Bellingen	Council	Short to medium term

11.1.5 Environmental Opportunities and Constraints

Water Catchments

Objective: To ensure that the quality of surrounding waterways is not adversely affected by development.

Implementation Strategy	Policy Action	Responsibility	Time-frame
Consider the cumulative impact of development on the catchment.	Recognise ANZECC Indicators by which the cumulative impact of development can be measured and managed. This is to be done in conjunction with the State of the Environment Reporting.	Council and, EPA, DNR	Short Term
Ensure development does not increase the sedimentation load in surrounding water bodies.	All development is to utilise best management practices for soil and water management on the site.	Council	On-going
Ensure new development is located so it does not have a detrimental impact on nearby water bodies.	All development to be located an appropriate distance from waterways and develop means of protecting riparian zones.	Council	On-going
Ensure Domestic and other forms of Effluent Disposal does not have a detrimental impact on water quality.	On-site effluent disposal is to be in accordance with a DCP dealing with On-site Sewage Management for each rural living precinct and the NSW Environment and Health Protection Guidelines for On-site Sewage Management for Single Households.	Council	On-going



11.1.6 Ecological Management and Biodiversity

Objective: To ensure that the ecological integrity of the rural lands are enhanced and maintained.

Implementation Strategy	Policy Action	Responsibility	Time-frame
Recognise and understand the biodiversity values of rural lands.	<p>Prepare plans linking core areas of remnant vegetation to facilitate species migration.</p> <p>Establish a land use and management approach consistent with State, regional, local biodiversity goals, including Regional Vegetation Management Plans and Catchment Blueprints</p> <p>Consider the implementation of environment protection zones and other measures to protect significant biodiversity areas.</p>	Council and Government Agencies in partnership with the community	Short term and ongoing
Preserve the existing biodiversity habitat on private lands throughout rural areas.	Identify and protect significant linkages of native vegetation.	Council	Short term
Encourage the State Government to continue to investigate and identify the biodiversity values of Bellingen Shire	Implement actions in the NSW Government Biodiversity Strategy and Australian Local Government Biodiversity Strategy that have identified Bellingen Shire Council as a lead organisation.	Council and Government Agencies in partnership with the community	Short term and ongoing
Increase awareness and involvement in identifying, protecting and enhancing biodiversity.	Prepare guidelines for tree / vegetation evaluation including use of the 8 part test for significance under the provisions of the Threatened Species Conservation Act (for DA Assessment).	Council and Government Agencies	Short term and ongoing

11.1.7 Scenic and Landscape

Objective: Ensure that development has a minimal impact on the scenic and cultural landscape of Bellingen Shire.

Implementation Strategy	Policy Action	Responsibility	Time-frame
Incorporate the preservation of landscape into a development control plan for rural areas.	Ensure that dwelling houses and outbuildings in rural areas are classified as local development under the provisions of the Environmental Planning and Assessment Act.	Council	Short term and ongoing



Implementation Strategy	Policy Action	Responsibility	Time-frame
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	Develop guidelines for the siting and design of buildings in the rural landscape.		
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11.1.8 Heritage and Culture

Objective: To preserve the rural heritage and culture of Bellingen Shire.

Implementation Strategy	Policy Action	Responsibility	Time-frame
Protect and enhance the recognised heritage values.	Prepare guidelines to ensure that the heritage values of the landscape are preserved and not harmed by development and incorporate these into a LEP and / or DCP for the rural areas.	Council	Short term
Identify the Aboriginal Heritage significance of Bellingen Shire	Carry out an assessment of the Aboriginal Heritage of the Shire, in consultation with local Aboriginal groups, with the aim to prepare planning guidelines to ensure that it is protected.	Council/ Local Aboriginal Land Council	Medium term
Promote and support the rural culture of Bellingen Shire	Publish information on heritage items and include in community and tourist information	Council	Short term
Provide incentives to protect the heritage values.	Encourage landowners to carry out a heritage curtilage study and conservation plans of historic homesteads including homestead gardens.	Council	Long term

11.1.9 Natural Hazards

Objective: Recognise the impact of natural hazards on future land use and settlement.

Implementation Strategy	Policy Action	Responsibility	Time-frame
Ensure bush fire risk is considered in all future settlement areas.	Identify and implement the strategic fire protection zones as contained in the Bushfire Risk Management Plan. Provide information on the Bushfire regulations covering the Shire. Provide information on the Emergency Services Disaster Management and Response Plan.	Council and Government Agencies	Short term



Implementation Strategy	Policy Action	Responsibility	Time-frame
Ensure that land degradation is minimised.	Do not allow development to occur on land where vegetation clearing will result in unacceptable levels of erosion. Ensure developers and residents are aware of best land management practices for maintenance of ground cover and thus minimising erosion.	Council and Government Agencies	On-going
Minimise the potential for acid sulphate soils to cause a hazard	Implement Acid Sulphate Soils LEP.	Council and Government Agencies	Short term
Identify the flooding of land as a constraint to future development.	Implement the findings of the Floodplain Management Studies and Plans for the Bellinger and Kalang Rivers. Ensure that localised flooding is taken into account when assessing DAs for dwellings that have access over watercourses.	Council and Government Agencies	On-going



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