

State / Regional Legislation and Policy

Environmental Planning and Assessment Act 1979

The EP&A Act sets the legal basis for planning controls in NSW.. Part 3 of the Act provides Council with an outline for preparing Local Environmental Plans (LEP's).

The Objects of the Act (sections 5(a) (i), (ii) and (vii)) encourage the proper management of natural and artificial resources, including towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment; the promotion and co-ordination of the orderly and economic use and development of land and to encourage ecologically sustainable development.

It is the intention of this LEP to assist Council in achieving these Objects.

Section 26 of the Act provides that in preparing an environmental planning instrument the Council may undertake the following:

- ▶ Protect the environment;
- ▶ Control development;
- ▶ Provide for and regulate any matter relating to, affordable housing;
- ▶ Reserve land for use for the purposes of open space, a public place or public reserve or any other purpose that is prescribed as a public purpose;
- ▶ Protect trees or vegetation; and
- ▶ Protect and conserve native animals and plants including threatened species, populations and ecological communities and their habitats.

State Environmental Planning Policies (SEPPs)

The following is a summary of the consistency of the Tweed City Centre LEP with State Environmental Planning Policies:

State Environmental Planning Policy (SEPP)	Statement of Consistency
SEPP No 1 – Development Standards	Complies. SEPP 1 is repealed by the draft plan as it contains Clause 4.6 – Exceptions to development standards.
SEPP No 4 – Development without consent and miscellaneous exempt and complying development	Complies. Clause 1.9 of the Tweed City Centre LEP repeals SEPP No. 4 9clause 6 and Parts 3 and 4) and there are no other provisions in Tweed City Centre LEP that contravene this SEPP.
SEPP No 6 – Number of storeys in a building	Complies. The Tweed City Centre LEP adopts the Standard Instrument approach to height of buildings including a height of buildings map.
SEPP No. 15 – Rural Land-Sharing Communities	Not applicable.
SEPP No. 19 – Bushland in Urban Areas	Not applicable. Note that bushland protection controls are included in clause 6.4 of the Tweed City Centre LEP.
SEPP No 21 – Caravan parks	Not applicable.
SEPP No 22 – Shops and commercial premises	Complies. There are no provisions in Tweed City Centre LEP that contravene this SEPP.
SEPP No. 26 – Littoral Rainforests	Not applicable. Note that bushland protection controls are included ion clause 6.4 of the Tweed City Centre LEP.
SEPP No 30 – Intensive agriculture	Not applicable.
SEPP No 32 – Urban consolidation (redevelopment of urban lands)	Complies. Council has examined all land in the LGA for its orderly development. New zones and zone boundaries have been used to reflect the existing and desired future character for specific areas or to achieve greater residential and employment opportunities in the Tweed City Centre. The draft LEP is consistent with this SEPP. The opportunities for urban consolidation have been explored through a range of studies and supporting documents.
SEPP No 33 – Hazardous and offensive development	Not applicable.
SEPP No 36 – Manufactured home estates	Complies. There are no provisions in The Tweed City Centre LEP that contravene this SEPP.
SEPP No 44 – Koala habitat protection	Complies. There are no provisions in The Tweed City Centre LEP that contravene this SEPP. There is no known koala habitat in the areas subject to the LEP. Note that bushland protection controls are included in clause 6.4 of the Tweed City Centre LEP.
SEPP No 52 – Farm dams and other works in land water management plan	Not applicable.

State Environmental Planning Policy (SEPP)	Statement of Consistency
areas	
SEPP No 55 – Remediation of land	Complies.
SEPP No 60 – Exempt and complying development	Complies. The Tweed City Centre LEP repeals SEPP No. 60 in clause 1.9 but includes clauses 3.1 Exempt Development & 3.2 Complying Development as well as schedules 2 and 3.
SEPP No 64 – Advertising and signage	Complies. There are no provisions in Tweed City Centre LEP that contravene this SEPP. Standard Instrument definitions are adopted and some signs are also included in the exempt development schedule.
SEPP No 65 – Design quality of residential flat development	Complies. Tweed City Centre LEP adopts design excellence provisions (cl 6.9) and also references a companion DCP that contains extensive provisions addressing design issues.
SEPP No 70 – Affordable housing (Revised Scheme)	Complies. There are no provisions in Tweed City Centre LEP that contravene this SEPP.
SEPP No. 71 – Coastal Protection	Complies. There are no provisions in Tweed City Centre LEP that contravene this SEPP. The LEP ensures that important coastal land is protected, including river and coastal foreshores and remnant vegetation. It applies Environment protection zones to important areas and has bushland protection controls in clause 6.4. It also includes tree preservation provisions. The draft LEP includes standard instrument provision 5.5 which aims to implement the provisions of the NSW Coastal Policy.
SEPP Building Sustainability Index: BASIX 2004	Complies. There are no provisions in Tweed City Centre LEP that contravene this SEPP.
SEPP Exempt and Complying Development 2008	Complies. The exempt and complying schedules to the Tweed City Centre LEP have been carefully developed to be consistent with this SEPP.
SEPP Housing for Seniors and People with a Disability 2004	Complies. There are no provisions in Tweed City Centre LEP that contravene this SEPP.
SEPP Infrastructure 2007	Complies. There are no provisions in Tweed City Centre LEP that contravene this SEPP.
SEPP Major Development 2005	Complies. There are no provisions in Tweed City Centre LEP that contravene this SEPP.
SEPP Mining, Petroleum Production and Extractive Industries 2007	Complies. There are no provisions in Tweed City Centre LEP that contravene this SEPP.
SEPP Temporary Structures and Places of Public Entertainment 2007	Complies. There are no provisions in Tweed City Centre LEP that contravene this SEPP.
SEPP Rural Lands 2008	Not applicable.
SEPP Affordable Rental Housing 2009	Complies. There are no provisions in Tweed City Centre LEP that contravene this SEPP.

The NSW Coastal Policy

The 1997 NSW Coastal Policy sets the context in providing for population growth and economic development at the same time protecting the natural, cultural, spiritual and heritage values of the coastal environment. To achieve this, the Policy has a strong integrating philosophy based on the principles of ecologically sustainable development (ESD).

The Policy addresses a number of key coastal themes including:

- ▶ population growth in terms of physical locations and absolute limits ;
- ▶ coastal water quality issues, especially in estuaries;
- ▶ disturbance of acid sulfate soils ;
- ▶ establishing an adequate, comprehensive and representative system of reserves;
- ▶ better integration of the range of government agencies and community organisations involved in coastal planning and management;
- ▶ indigenous and European cultural heritage; and
- ▶ integration of the principles of ESD into coastal zone management and decision making.

The management of the coastal zone is the responsibility of a range of government agencies, local councils and the community. The Policy provides a framework for the balanced and coordinated management of the coast's unique physical, ecological, cultural and economic attributes.

The Minister for Planning has issued a Direction under section 117 of the EP&A Act to all local councils in the coastal zone regarding the NSW Coastal Policy 1997. In preparing a draft LEP, councils are required to include provisions that give effect to and are consistent with the Coastal Policy, unless the inconsistency is justified by an environmental study or strategy.

Table -1 documents the relevant objectives of the NSW Coastal Policy and how they are addressed in the Tweed City Centre LEP.

Table -1 NSW Coastal Policy Objectives

Coastal Policy Objective	Comment
3.1 To identify and protect areas of high natural or built aesthetic quality.	The LEP identifies areas of high natural aesthetic quality as RE1 Public Recreation and W2 Recreational Waterways. It also identifies important vegetation on its Bushland map and zones these areas E2 Environmental Conservation. Heritage provisions are included in the LEP, though no specific items have been identified within the applicable LEP area.
3.1.2 Provisions to protect areas or items of high aesthetic value will continue to be considered when preparing planning instruments and plans of management.	Agreed. They are included in the LEP.
3.2 To design and locate development to complement the surrounding environment and to recognise good aesthetic qualities.	Urban design is a major consideration in the Tweed City Centre LEP as well as the supporting DCP and Vision documents. Design excellence provisions are included in clause 6.9 of the LEP.

Coastal Policy Objective	Comment
3.2.2 The use of good design principles will be encouraged to ensure more compact, human scale towns are developed with their own character within the constraints of existing infrastructure.	A compact town that reflects good design is a likely outcome of the Tweed City Centre LEP.
3.3 To encourage towns to reinforce or establish their particular identities in a form which enhances the natural beauty of the coastal zone.	Tweed City Centre LEP will be an excellent base to revitalise this important urban area based on the positive aspects of its existing character and maximising access to its natural coastal and river location.
3.3.1 Local and regional housing strategies for coastal towns will continue to be developed to encourage compact towns in a range of sizes and with a variety of forms.	A variety of housing densities and forms are promoted in the Tweed City Centre LEP and its companion DCP.
3.3.2 The “Main Street”/“Small Towns” programs will continue to be implemented to promote the unique character of coastal town main streets and identify commercial areas and promote central mixed use areas.	Tweed main street economic revitalisation is a key driver to the whole Tweed City Centre LEP. The zones in the LEP reflect the key commercial and mixed uses areas within the Tweed centre. Mixed use with activated street frontages is included in clause 6.8 of the LEP.
6.2 To promote compact and contained planned urban development in order to avoid ribbon development, unrelated cluster development and continuous urban areas on the coast:	A planned urban form that will result in a sustainable community is a key objective of the Tweed City Centre LEP.
6.2.1 Planning instruments and development control plans will define the boundaries of urban areas and indicate the amount and form of development which is appropriate at each location taking into account the environment and servicing implications.	Environment and servicing issues have been considered and used to define zone boundaries. Key development sites have been mapped. Building heights have been mapped and Floor Space Ratios have also been defined in the LEP to give clear guidance to development form expectations.
6.2.2 The design of towns and buildings should have regard to energy efficient principles, for example compact town form related to transport networks, in order to reduce energy dependency.	A compact town is an objective of the LEP and transport efficiency has been considered during the preparation of the LEP and its supporting studies.
6.4 To provide choice in both housing and lifestyles:	Achieving housing choice is an objective of this LEP through the provision of various development densities.
6.4.1 A greater choice in housing will be encouraged in coastal urban areas through local and region housing strategies.	Tweed City Centre LEP is based on local strategic documents and is consistent with State and regional strategies for this locality, including the Far North Coast Regional Strategy.
6.4.2 Higher density residential development, in close proximity to coastal town centres, should be encouraged through the use of planning instruments and development control plans, to provide easy access to services and employment and create a sustained and stimulating town centre environment without a strain on existing infrastructure.	The Tweed City Centre LEP and its companion DCP have been created to specifically achieve this outcome. The Tweed has the infrastructure to support the likely development outcomes.

S117 Directions

The following table indicates applicable Local Planning Directions under s117 of the EP&A Act (as at November 2011) and the consistency or otherwise of the draft LEP:

Table -2 Local Planning Directions under s117 of the EP & A Act

Ministerial Directions	Comment
1. Employment and Resources	
1.1 Business and Industrial Zones	<p>Consistent. The draft LEP proposes a B2 Local Centre zone over a small area in the south east that is currently a hub for medical, professional and aged care services. It uses the B3 Commercial Core zone for the established commercial core of Tweed at its northern end. A B4 Mixed Use zone is applied to the land uses at the southern entry to the precinct that include retail, commercial, residential and tourism.</p> <p>The strategic use of these zones will support employment growth in these locations as well as protecting existing businesses and create opportunities for growth and revitalisation of the Tweed City Centre consistent with its role in the Tweed Shire and its relationship with the southern Gold Coast.</p> <p>No industrial zones are proposed and provision has been made for these uses in other appropriate locations in Tweed Shire.</p>
1.2 Rural Zones	Consistent. The LEP will not affect agricultural land and only applies to existing urban zoned land.
1.3 Mining Petroleum Production and Extractive Industries	N/A
1.4 Oyster Aquaculture	Consistent. The Tweed City Centre is not a priority oyster aquaculture area and is not likely to impact on oyster aquaculture as a result of this LEP.
1.5 Rural Lands	Consistent. The LEP will not affect rural land and only applies to existing urban zoned land. The alteration of environment protection zones is required to better define these area and is consistent with principles in <i>State Environmental Planning Policy (Rural Lands) 2008</i> .
2. Environment and Heritage	
2.1 Environment Protection Zones	Consistent. The draft LEP will include all environmentally sensitive lands in the E2 Environment Conservation zone. Some important foreshore areas that do not have significant vegetation will be located in the RE1 Public Recreation zone in recognition of their important role in providing public access and open space.
2.2 Coastal Protection	<p>Consistent. The Tweed City Centre will give effect to and is consistent with the NSW Coastal Policy 1997. More detail on this is provided elsewhere in this report.</p> <p>The Coastal Design Guidelines are addressed in this</p>

Ministerial Directions	Comment
	<p>LEP in clause 6.8 (active street frontages), and clause 6.9 (design excellence). It is also dealt with in more detail in the companion DCP for the city centre as well as the Vision document and other Council strategic work.</p> <p>The LEP is consistent with the NSW Coastline Management Manual 1990 in that Council has undertaken a coastline management study and adopted a coastline management plan that reflects coastal hazard lines projected through to the year 2100. It considers the effects of changes in sea level on flooding and coastline behaviour and includes appropriate clauses on flooding (cl 6.2 and 6.3) and development within the coastal zone (cl 5.5). The proposed land uses zones typically reflect proximity to the estuary and coastline with public recreation and environment conservation being used in key locations.</p>
2.3 Heritage Conservation	<p>Consistent. Heritage provisions are included in the LEP (cl 5.10) and heritage items can be scheduled. No heritage items are known to occur in the precinct that is the subject of this LEP.</p> <p>No Aboriginal heritage items are known to occur in the precinct that is the subject of this LEP.</p>
2.4 Recreation Vehicle Areas	N/A
3. Infrastructure and Urban Development	
3.1 Residential Zones	<p>Consistent. The use of both the R2 Low Density, R3 Medium Density and B4 Mixed Use zones in a range of locations across the site will ensure that there is a broad choice of housing within the precinct.</p> <p>The LEP promotes urban consolidation and good urban design which will assist in reducing land consumption for housing.</p>
3.2 Caravan parks and Manufactured Home Estates	N/A. no caravan parks or MHE's are located in this Tweed City Centre.
3.3 Home Occupations	Consistent. Home occupations are permitted without consent in all Residential and Business zones in the Tweed City Centre LEP.
3.4 Integrating Land Use and Transport	<p>Consistent. The Tweed City Centre is an important transport hub for the LGA and this LEP recognises the need to have a significant resident population that can make better use of transport options. The draft LEP and its companion DCP is consistent with both <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001).</p>
3.5 Development Near Licensed Aerodromes	Consistent. The Tweed City Centre LEP has been reviewed in relation to the proximity of the precinct to the Gold Coast Airport and a submission made on behalf of the airport corporation. Maximum building

Ministerial Directions	Comment
	<p>height provisions were reviewed and a general reduction of permissible heights made. An additional clause relating to airport operations (cl 6.10) was added to the LEP to ensure that if an application is received that will penetrate the Limitation or Operations Surface then it must be referred to the relevant Commonwealth body and only be approved if that body agrees it should be constructed. Accordingly, The LEP will not result in buildings that breach the Obstacle Height Limits for the airport unless the breach is agreed to by the Commonwealth.</p> <p>The LEP will not result in:</p> <ul style="list-style-type: none"> • buildings being used for residential purposes, nor increase residential densities in areas where the ANEF, as from time to time advised by that Department of the Commonwealth, exceeds 25, or • schools, hospitals, churches and theatres being permitted where the ANEF exceeds 20, or • hotels, motels, offices or public buildings being permitted where the ANEF exceeds 30.
4. Hazard and Risk	
4.1 Acid Sulphate Soils	<p>Consistent. The LEP includes an acid sulphate soils map that documents the ASS risk category of all land in the precinct and this is linked to cl 6.1 to ensure that development does not cause environmental damage as a result of ASS disturbance.</p> <p>This approach is consistent with the Acid Sulfate Soils Planning Guidelines adopted by the Director-General.</p>
4.2 Mine Subsidence and Unstable Land	N/A
4.3 Flood Prone Land	<p>Justifiably inconsistent. Significant flood assessment has been carried out including the adjustment of flood heights to take sea level rise into consideration. Parts of the precinct are known to be flood affected and are included in a map identifying the flood planning area. Much of the precinct is also affected by the Maximum Probable Flood. Small areas that are currently zoned to permit residential and commercial development within the flood planning area are proposed to remain in these urban zones. However any redevelopment will be assessed against cl 6.2 which applies stringent controls to new development in flood affected locations. A floodplain risk management assessment will be required for all development that is located within the areas affected by the maximum probable flood (cl 6.3).</p> <p>The LEP does not permit substantial structures or other major land uses in flood affected areas without development consent.</p> <p>Design flood levels for the city centre are required to be consistent with the requirements of Section A3 – Development of Flood Liable Land in Tweed Shire Council's Development Control Plan.</p>

Ministerial Directions	Comment
	Land lower than 3.5m AHD in the South Tweed area has been deferred from this LEP to further consider the issue of flooding and how this should impact on planning controls in the context of predicted sea level rise.
4.4 Planning for Bushfire Protection	Consistent. Only limited and isolated patches of remnant bushland occur within the precinct. Bushfire buffers to urban development will be applied as necessary through the development assessment process and controls to achieve this are in Council's general DCP.
5. Regional Planning	
5.1 Implementation of Regional Strategies	Consistent. The Tweed City Centre LEP is consistent with the FNCRS. The preparation of the LEP and its supporting documents has heavily involved the DOPI.
5.2 Sydney Drinking Water Catchments	N/A
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A. No part of the land affected by Tweed City Centre LEP is identified in this document.
5.4 Commercial and Retail development along the Pacific Highway, North Coast	N/A
5.8 Second Sydney Airport: Badgerys Creek	N/A
6. Local Plan Making	
6.1 Approval and referral requirements	<p>Consistent. Clause 6.9 of the LEP requires that certain development be subject to a design competition and that this may involve referrals and approvals to the Minister for Planning or the Director-General. These clauses have been approved for inclusion by the DOPI.</p> <p>Clause 6.10 requires certain development applications to be referred to the Commonwealth body responsible for the Gold Coast Airport to assess any concerns they may have about the Limit or Operations Surface for that airport. This has been requested in writing by that body.</p>
6.2 Reserving Land for Public Purposes	Consistent. A land reservation acquisition map has been included in the LEP and cl 5.1 provides controls for acquisition of lands by various authorities. However, at the time of making this LEP, no land was identified for acquisition on the land reservation acquisition map.
6.3 Site Specific Provisions	<p>Consistent. Site specific provisions are included in the LEP in relation to design excellence for key sites identified on a Key Sites Map. These sites are very important in setting the character of the precinct over time and the provisions are a result of extent urban design work and the adoption of a vision for the precinct that can be realised through these sites.</p> <p>The key sites are otherwise zoned consistent with their surrounding land use.</p>

North Coast Regional Environmental Plan (REP)

The North Coast REP was deemed to be a SEPP on 1 July 2009. The following table indicates applicable sections in the North Coast REP and the consistency or otherwise of the draft LEP that will be based on this LES.

Table-3 North Coast REP Applicable Sections

Section	Comment
<p>14 Plan preparation—wetlands or fishery habitats</p> <p>(1) A draft local environmental plan for land containing rivers, streams, wetland or fishery habitats should:</p> <p>(a) include wetlands, fishery habitats and sufficient land to separate adjoining land uses from the wetlands and fishery habitats in an environment protection zone, and</p> <p>(b) include provisions to require the council's consent for development such as agricultural uses, the clearance of vegetation, the filling or draining of land and the construction of levees in the environment protection zone referred to in paragraph (a), and</p> <p>(c) be prepared only after consideration of any environmental audit or water quality study prepared by the Department of Water Resources or the Environment Protection Authority and relating to the land.</p> <p>(2) (Repealed)</p>	<p>No environmental audits have been prepared by State government agencies. Wetland vegetation has been identified and will be included in an environment protection zone and relevant provisions will apply requiring consent for works.</p>
<p>17 Plan preparation—extractive materials</p> <p>(1) A draft local environmental plan applying to rural lands should:</p> <p>(a) include in a suitable zone major deposits of extractive materials or minerals as well as sufficient land to separate any likely development on adjoining land from the potential extraction site, and</p> <p>(b) include provisions to prohibit, in the zone referred to in paragraph (a), development which may compromise the proposed extraction operation, such as the erection of a dwelling.</p> <p>(2) (Repealed)</p>	<p>There are no extractive resources on the land.</p>
<p>26 Plan preparation—areas other than State forests</p> <p>A draft local environmental plan applying to rural lands should contain provisions that permit development for forestry purposes to be carried out without the consent of the council if consent is not required for agricultural purposes.</p>	<p>Rural land is not included in this LEP.</p>
<p>27 Plan preparation—timber processing plants</p> <p>A draft local environmental plan should not zone land adjoining or adjacent to timber processing plants for residential purposes.</p>	<p>There are no timber processing plants on adjoining or adjacent land.</p>
<p>38 Plan preparation—urban land release strategy</p> <p>(1) The council should not prepare a draft local environmental plan which permits development that, in the opinion of the council (subject to the directions given by the Director),</p>	<p>The Tweed City Centre LEP focuses on land that has been zoned for urban purposes for many years and is not a new</p>

Section	Comment
<p>constitutes significant urban growth unless it has adopted an urban land release strategy for the whole of its local government area.</p> <p>(2) A draft local environmental plan referred to in subclause (1) should be generally consistent with the strategy referred to in that subclause.</p> <p>(3) The strategy referred to in subclause (1) shall:</p> <p>(a) be based on a land release program and population projections agreed between the council and the Director,</p> <p>(b) give preference to development resulting in urban growth on land that adjoins other land which is already being used for urban purposes and is the most economical to service,</p> <p>(b1) not provide for development of land which is unsuitable for urban growth due to its agricultural capability or which adjoins land that is currently used for agriculture,</p> <p>(c) not include for development land that is unsuitable due to any environmental hazard unless the council has made an assessment of the risk and considered it to be minor or alternatively has made provision for the control or reduction of that hazard,</p> <p>(d) not include for development land which has conservation value or which has heritage, environmental or cultural significance,</p> <p>(e) have regard to the rural character and heritage significance of villages and small coastal settlements and the need to maintain that character and significance, and</p> <p>(f) provide substantial buffer areas between coastal urban centres to avoid uninterrupted coastal development.</p> <p>(4) The council must ensure that a copy of the strategy adopted under subclause (1):</p> <p>(a) is available, without charge, for public inspection and comment at the office of the council during normal office hours, and</p> <p>(b) is, immediately after it is adopted, forwarded by the council to such public authorities as, in the opinion of the council, have responsibilities reasonably requiring them to be aware of the strategy.</p>	<p>urban release area.</p> <p>However, Council has adopted the Tweed Urban and Employment Lands Release Strategy (2009) which identifies the revitalisation of the Tweed City Centre as a key component of Tweed growth. The proposed LEP is generally consistent with the adopted strategy and implements a range of strategic work undertaken by Tweed Shire Council and the NSW State government over several years.</p> <p>The LEP is also consistent with the FNCRS.</p>
<p>39 Plan preparation—retail, commercial or business activities</p> <p>A draft local environmental plan should not provide for the establishment of significant retail, commercial or business development unless:</p> <p>(a) the expansion is adjacent to or adjoins the existing commercial centre, or</p> <p>(b) if the expansion is not adjacent to or adjoining the existing centre, that development is in accordance with a commercial/retail expansion strategy prepared by the council, published for public discussion and:</p> <p>(i) be available, without charge, for public inspection and comment at the office of the council during normal office hours, and</p>	<p>A commercial/ business/ retail area already exists on the subject land. The strategic use of Business zones in this LEP will support employment growth in these locations as well as protecting existing businesses and create opportunities for growth and revitalisation of the Tweed City Centre consistent with its role in the Tweed Shire and its relationship with the southern Gold Coast.</p> <p>This is consistent with the Tweed Retail Strategy (2005) which states “<i>Higher order shopping (eg department stores, discount department stores, large discount variety stores and</i></p>

Section	Comment
<p>(ii) be forwarded by the council for their information to such public authorities as, in the opinion of the council, have responsibilities reasonably requiring them to be aware of the strategy.</p>	<p><i>concentrations of specialty stores) will be conducted in the Tweed Heads South and Tweed Heads precincts"</i></p>
<p>40 Plan preparation—principles for urban zones</p> <p>A draft local environmental plan applying to urban areas should adopt the following principles</p> <p>(a) zoning should be simple and flexible,</p> <p>(b) provisions for flexible zone boundaries may apply to any zones except environmental protection zones,</p> <p>(c) detailed guidelines within the broad zone parameters should be identified in a development control plan, and</p> <p>(d) the principle of minimising energy use, in particular in the design of buildings and effective transport systems.</p>	<p>The zoning used is consistent with the Standard Instrument.</p>
<p>42 Plan preparation—principles for housing</p> <p>(1) A draft local environmental plan to permit dwellings in urban areas should incorporate provisions that:</p> <p>(a) allow the alteration or addition of a dwelling so as to create 2 dwellings in either attached or detached form,</p> <p>(b) allow a wide range of housing types and densities,</p> <p>(c) separate residential development from other incompatible development, including agricultural activity on adjoining land,</p> <p>(d) require that development for residential purposes should not take place until the council is satisfied that the land on which any dwellings are to be erected is adequately serviced with water and sewage disposal facilities,</p> <p>(e) retain existing provisions to enable a dwelling to be erected on an existing allotment, and</p> <p>(f) permit the use of manufactured home estates for permanent occupation.</p> <p>(2) A draft local environmental plan that will permit dwellings to be erected in urban areas should not:</p> <p>(a) require development consent for a dwelling-house in a residential zone, except where there are special environmental or hazard considerations, or</p> <p>(b) specify a minimum allotment size for residential zones.</p>	<p>It is proposed to use the zones in the Standard Instrument, which satisfy these objectives.</p>
<p>45 Plan preparation—hazards</p> <p>(1) A draft local environmental plan should not permit development for tourism, rural housing or urban purposes on land subject to the following hazards, namely:</p> <p>(a) coastal processes,</p> <p>(b) flooding or poor drainage,</p> <p>(c) dangers arising from potential or actual acid sulphate soils,</p> <p>(c1) dangers arising from contaminated land,</p> <p>(c2) geological or soil instability,</p> <p>(d) bush fire,</p>	<p>It is not proposed to rezone for urban purposes land that is affected by any of the following hazards:</p> <p>(a) coastal processes,</p> <p>(e) aircraft noise at levels of more than 25 (measured according to the Australian Noise Exposure Forecast),</p> <p>(f) air or water pollution, or airborne pollution, within 400 metres of a sewage treatment works,</p> <p>(g) disposal of septic effluent,</p> <p>(h) existing offensive or hazardous</p>

Section	Comment
<p>(e) aircraft noise at levels of more than 25 (measured according to the Australian Noise Exposure Forecast),</p> <p>(f) air or water pollution, or airborne pollution, within 400 metres of sewage treatment works,</p> <p>(g) disposal of septic effluent,</p> <p>(h) existing offensive or hazardous industries, and</p> <p>(i) high tension electrical power lines, unless the council has made an assessment of the extent of the hazard and included provisions in the plan to minimise adverse impact.</p> <p>(2) (Repealed)</p> <p>(3) In the event of a bush fire hazard being identified for land on which dwellings are proposed to be permitted, the council shall not permit development unless it is satisfied that arrangements where appropriate have been made to:</p> <p>(a) require the creation of a perimeter road or reserve which circumscribes the hazard side of the land intended for that development,</p> <p>(b) require the creation of a fire radiation zone located on the bushland side of the perimeter road,</p> <p>(c) specify minimum building setbacks for buildings that will be erected on allotments adjoining the perimeter road,</p> <p>(d) set standards for the use of fire retardant materials for buildings and building construction, and</p> <p>(e) provide fire trails which link with individual access roads or a through road.</p> <p>(4) (Repealed)</p>	<p>industries</p> <p>The other potential hazards have been assessed as follows:</p> <p>(b) flooding or poor drainage,</p> <p>Parts of the precinct are known to be flood affected and are included in a map identifying the flood planning area. Much of the precinct is also affected by the Maximum Probable Flood. Small areas that are currently zoned to permit residential and commercial development within the flood planning area are proposed to remain in these urban zones. However any redevelopment will be assessed against cl 6.2 which applies stringent controls to new development in flood affected locations. A floodplain risk management assessment will be required for all development that is located within the areas affected by the maximum probable flood (cl 6.3).</p> <p>Design flood levels for the city centre are required to be consistent with the requirements of Section A3 – Development of Flood Liable Land in Tweed Shire Council’s Development Control Plan.</p> <p>(c) dangers arising from potential or actual acid sulphate soils,</p> <p>(c1) dangers arising from contaminated land,</p> <p>(c2) geological or soil instability,</p> <p>Acid sulfate soils have been assessed and are a moderate constraint to urban development. Contamination from past land use will need to be assessed on a site basis and is not a significant constraint. Some sites may need to be rehabilitated, but only in a small area.</p> <p>(d) bush fire,</p> <p>Only limited and isolated patches of remnant bushland occur within the precinct. Bushfire buffers to urban development will be applied as necessary through the development assessment process and controls to achieve this are in Council’s general DCP.</p> <p>(i) high tension electrical power lines.</p> <p>No major power line runs affect the precinct.</p>
<p>45A Plan preparation—flood liable land</p> <p>(1) This clause applies to flood liable land within the meaning of the Floodplain Development Manual.</p>	<p>Parts of the precinct are known to be flood affected and are included in a map identifying the flood planning area. Much of the precinct is also affected by the</p>

Section	Comment
<p>(2) A draft local environmental plan should:</p> <p>(a) not alter the zoning of flood liable land the zoning of which is described as special use—flood liable, rural, open space, scenic protection, conservation, environment protection, water catchment or coastal lands protection, or similarly described, to a zone described as residential, business, industrial, special use, village or similarly described, and (b) not contain provisions which apply to flood liable land and which:</p> <p>(i) permit an intensification of development on that land, or</p> <p>(ii) are likely to result in an increase in the need for flood mitigation measures (including emergency measures), infrastructure or services, or</p> <p>(iii) permit development to be carried out without development consent, except development for the purpose of agriculture which does not include landfill, drainage canals, fences, buildings or structures in the following places:</p> <ul style="list-style-type: none"> • floodways, • high hazard flood fringe, • high hazard flood storage areas, as defined in the Floodplain Development Manual, unless justified by a floodplain management plan prepared by the council in accordance with the Floodplain Development Manual. <p>(3) A draft local environmental plan should:</p> <p>(a) zone land identified in accordance with the principles contained in the Floodplain Development Manual as high hazard flood liable or as floodway so as to reflect its potential for flooding, and</p> <p>(b) provide that the erection of new buildings on any such land be restricted.</p>	<p>Maximum Probable Flood. Small areas that are currently zoned to permit residential and commercial development within the flood planning area are proposed to remain in these urban zones. However any redevelopment will be assessed against cl 6.2 which applies stringent controls to new development in flood affected locations. A floodplain risk management assessment will be required for all development that is located within the areas affected by the maximum probable flood (cl 6.3).</p> <p>Design flood levels for the city centre are required to be consistent with the requirements of Section A3 – Development of Flood Liable Land in Tweed Shire Council's Development Control Plan.</p>
<p>47 Plan preparation and development control—principles for commercial and industrial development</p> <p>(1) Before preparing a draft local environmental plan relating to commercial or industrial development, the council should take into consideration the following principles:</p> <p>(a) strong multi-functional town centres should be maintained to focus the drawing power of individual businesses and maintain the integrity of the main business area by only zoning land for further commercial or retail development where that development adjoins or is adjacent to the existing town centre,</p> <p>(b) provisions contained in local environmental plans relating to retail, commercial, business and industrial zones should be flexible, especially to enable the development of light service industry near the central business district,</p> <p>(c) there should be an adequate supply of zoned industrial land located where it is physically capable of development for industrial purposes, is not environmentally fragile and can be serviced at a reasonable cost.</p> <p>(d) (Repealed)</p> <p>(2) Before granting consent for industrial development, the council must take into consideration the principle that land used for such development should be located where it can be</p>	<p>The draft LEP proposes a B2 Local Centre zone over a small area in the south east that is currently a hub for medical, professional and aged care services. It uses the B3 Commercial Core zone for the established commercial core of Tweed at its northern end. A B4 Mixed Use zone is applied to the land uses at the southern entry to the precinct that include retail, commercial, residential and tourism.</p> <p>The strategic use of these zones will support employment growth in these locations as well as protecting existing businesses and create opportunities for growth and revitalisation of the Tweed City Centre consistent with its role in the Tweed Shire and its relationship with the southern Gold Coast.</p> <p>No industrial zones are proposed and provision has been made for these uses in other appropriate locations in tweed Shire</p>

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adequately serviced by the transport system and is accessible from urban areas.	
<p>50 Plan preparation—height controls</p> <p>Before preparing a draft local environmental plan applying to an urban area, the council should consider the necessity for height controls on buildings and include such controls as it considers appropriate.</p>	Urban development will be subject to height controls in the LEP. A Height of Buildings Map and clause (4.3) are included in the LEP.
<p>53 Plan preparation—primary arterial roads</p> <p>(1) A draft local environmental plan applying to a primary arterial road should identify that road and contain provisions to promote the safety and efficiency of the road.</p> <p>(2) The provision referred to in subclause (1) should:</p> <p>(a) restrict access on to the road except at specially constructed intersections,</p> <p>(b) where through traffic is in conflict with local traffic, make provision for traffic to bypass major urban areas, and</p> <p>(c) control advertising signs and structures adjacent to or adjoining roads where, in the opinion of the council, safety, scenic or visual amenity would be impaired by the erection of those signs or structures.</p> <p>(3) (Repealed)</p>	There are no primary arterial roads in the precinct subject to Tweed City Centre LEP.
<p>54 Plan preparation—secondary arterial roads</p> <p>A draft local environmental plan applying to a secondary arterial road or other main or arterial roads should contain provisions that:</p> <p>(a) restrict direct access to the main or arterial road and require that access is obtained from a side road or a service road or land,</p> <p>(b) segregate through and local traffic in existing developed areas,</p> <p>(c) prohibit development which is adjacent to or adjoining a road on which traffic operates at high speed if, in the opinion of the council, safety would be impaired by the development, and</p> <p>(d) prohibit advertising signs and structures adjacent to or adjoining roads where, in the opinion of the council, safety, scenic or visual amenity would be impaired by the erection of those signs or structures.</p>	Substantial existing development already exists in the precinct. Limiting direct access to secondary arterial roads within the precinct will be a design issue assessed on a site basis as redevelopment occurs. Controls on signage will be subject to the Standard Instrument.
<p>56 Plan preparation—land in the vicinity of aerodromes</p> <p>(1) In the preparation of a draft local environmental plan involving land in the vicinity of an aerodrome licensed under the Civil Aviation Regulations of the Commonwealth, the council should:</p> <p>(a) include provisions to control the height of buildings to avoid obstructions and potential hazards to air navigation,</p> <p>(b) include provisions to prohibit residential development on land affected by aircraft noise levels greater than 25 ANEF (measured in accordance with the Australian Noise Exposure Forecast), and</p>	The Tweed City Centre LEP has been reviewed in relation to the proximity of the precinct to the Gold Coast Airport and a submission made on behalf of the airport corporation. Maximum building height provisions were reviewed and a general reduction of permissible heights made. An additional clause relating to airport operations (cl 6.10) was added to the LEP to ensure that if an application is received that will penetrate the Limitation or Operations Surface then it must be referred to the relevant Commonwealth body and only be approved if that body

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<p>(c) include provisions to minimise the risk of obstacles to aircraft, such as bird strike, by requiring consent for development in the vicinity of any such aerodromes which may increase such risk.</p> <p>(2) Before preparing a draft local environmental plan referred to in subclause (1), the council should consider the most recent contour plan indicating the Australian noise exposure forecast in the vicinity of the aerodrome.</p> <p>(3) In this clause:</p> <p>Australian noise exposure forecast has the meaning given to that expression in the Australian Standard entitled AS 2021–1994 (Acoustics—Aircraft noise intrusion—Building siting and construction) published by Standards Australia in February 1994.</p> <p>contour plan means the noise exposure plan (of the particular locality concerned) within the meaning of Australian Standard AS 2021–1985 prepared by the Commonwealth Civil Aviation Authority or other appropriate Commonwealth authority.</p>	<p>agrees it should be constructed. Accordingly, The LEP will not result in buildings that breach the Obstacle Height Limits for the airport unless the breach is agreed to by the Commonwealth. The LEP will not result in:</p> <ul style="list-style-type: none"> • buildings being used for residential purposes, nor increase residential densities in areas where the ANEF, as from time to time advised by that Department of the Commonwealth, exceeds 25, or • schools, hospitals, churches and theatres being permitted where the ANEF exceeds 20, or • hotels, motels, offices or public buildings being permitted where the ANEF exceeds 30.
<p>56A Plan preparation—bus services</p> <p>In the preparation of a draft local environmental plan involving an alteration to the zoning of land which could give rise to the need for bus services or the revision of existing bus services, the council should take into consideration the guidelines in Technical Bulletin 19—Planning for Bus Services (published in 1989 by the Department of Planning and the Ministry of Transport at that time) to ensure that the draft plan allows for the provision of an adequate and efficient bus route system.</p>	<p>This Technical Bulletin has largely been superseded by contemporary standards applying to the geometry of bus routes. Bus circulation requirements have been taken into consideration.</p>
<p>58 Plan preparation—servicing urban areas</p> <p>A draft local environmental plan should not permit development for urban purposes unless the council is satisfied that:</p> <p>(a) the proposed development will make the most economic use of existing services,</p>	<p>Council has considered servicing issues in allocating density and development capacity to areas within the precinct.</p>
<p>(b) where the proposed development is adjacent to an existing urban area and that urban area will be substantially increased, the provision of a reticulated water and sewer system will be provided at reasonable cost to each lot,</p>	<p>The land is already serviced with reticulated water and sewer. Headworks charges to connect to water and sewage treatment plant and reticulation systems will be levied by Council in accordance with adopted servicing plans.</p>
<p>(c) the proposed development is located in an area which is consistent with the findings of any urban land release strategy prepared for the local government area or, where no such strategy has been prepared, the proposed development is located in the area to which services can be provided most readily,</p>	<p>The LEP is consistent with Council's urban strategies.</p>
<p>(d) consideration has been given to the identification of effluent disposal and discharge points,</p>	<p>Reticulated sewerage will be provided throughout precinct via the existing Council network.</p>
<p>(e) domestic water catchment areas and water storage areas are not likely to be polluted as a result of the proposed development, and</p>	<p>The land is not in a domestic water catchment or water storage area. Contemporary stormwater quality controls</p>

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	will prevent pollution of receiving waters..
(f) consideration has been given to the provision of public transport facilities, pedestrian and cycleways.	Pedestrian paths and cycleways will be provided in key locations. Tweed City Centre is an existing transport hub.
<p>61 Plan preparation—health and education facilities</p> <p>A draft local environmental plan should not zone land for residential purposes on either urban or rural land unless:</p> <p>(a) the council is satisfied that:</p> <p>(i) there is adequate access available from the proposed development to both health and education facilities, and</p> <p>(ii) the proposed development is so located as to make the best use of existing health and education facilities, and</p> <p>(b) where the expected future population is unable to be accommodated by the existing health and educational facilities in the region, the council:</p> <p>(i) has identified, in a draft local environmental plan, sites for the location of health and education facilities, or</p> <p>(ii) identifies such sites in a subsequent development control plan.</p>	<p>Schools and pre-schools are provided for both within the precinct and in nearby locations.</p> <p>Professional medical practices are available in the precinct and the Tweed Heads Hospital is also located in the precinct.</p> <p>Aged care facilities are also available in the precinct.</p>
<p>65 Plan preparation—provision of community, welfare and child care services</p> <p>(1) A draft local environmental plan should:</p> <p>(a) not zone land for residential purposes (including rural residential) unless the council has made an assessment of the need for additional community and welfare services and is satisfied that the plan contains adequate provisions to enable the provision of those services, and</p> <p>(b) include child care centres as a land use which is permissible with the council's consent in all rural, residential and business zones.</p> <p>(2) (Repealed)</p>	<p>Community and welfare services are available in Tweed City Centre and in nearby locations.</p> <p>The LEP will permit development of child care centres in all residential and business zones in the precinct.</p>
<p>78 Plan preparation—public recreation areas</p> <p>(1) A draft local environmental plan should include provisions which:</p> <p>(a) identify areas of potential active or passive recreational use in both urban and rural areas,</p> <p>(b) identify a range of recreational environments located in the vicinity of existing and proposed residential development,</p> <p>(c) permit recreational uses in a wide range of zones and not only in open space zones,</p> <p>(d) identify land for use by the general public to gain access to water bodies and foreshores, and</p> <p>(e) manage access to water bodies or foreshores where the</p>	<p>The recommended zoning regime makes an allowance for open space areas in key locations such as along the coast and river frontage. These areas are predominantly zoned RE1 Public Recreation and E2 Environment Conservation.</p> <p>These areas are located and sized to satisfy local community needs.</p> <p>Recreational environments are provided within, and adjoining the precinct.</p> <p>This has been done, but is subject to the provisions of the Standard Instrument.</p> <p>This is included in the LEP. Water front access is a key component of revitalising the Tweed City Centre.</p> <p>This will be managed by Tweed Shire</p>

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environmental features of the area are likely to be damaged by increased public access.	Council and the State Government (Crown Lands)
<p>83 Plan preparation—miscellaneous provisions</p> <p>A draft local environmental plan should:</p> <p>(a) adopt the relevant provisions of the Model Provisions made under section 33 of the Act,</p>	This provision has been made redundant by the introduction of the Standard Instrument.
(b) include open space, special uses or other zonings and reservations which are requested by public authorities and are relevant to those authorities' functions,	This has been done.
(c) include consultation, concurrence or approval provisions requested by a Minister or public authority and which are relevant to those authorities' functions,	This has been done.
(d) not introduce or remove a requirement to obtain the concurrence or approval of a Minister or public authority without the approval of that Minister or authority,	This has been done.
<p>(e) not alter or remove existing savings provisions relating to:</p> <p>(i) certain developments by public authorities or public utility undertakings,</p> <p>(ii) use by the Crown of existing buildings,</p> <p>(iii) home occupations, or</p> <p>(iv) public special use zones,</p>	These matters are addressed in accordance with the Standard Instrument.
(f) not identify developments as designated development unless the council can demonstrate that the development is likely to have a substantial impact on the environment,	This matter is addressed in accordance with the Standard Instrument. No designated developments have been identified.
(g) not alter, create or remove provisions for the acquisition of land without the agreement of the authority responsible for acquiring the land, and	This matter is addressed in accordance with the Standard Instrument.
(h) where it amends a principal local environmental plan that does not embody the policies contained in this plan, include new provisions designed to give effect to such of those policies as are relevant to the land the subject-matter of the subsequent instrument.	This matter is addressed in accordance with the Standard Instrument.

Far North Coast Regional Strategy (FNCRS)

The Tweed Heads CBD is identified in the FNCRS as a major regional centre, being one of only two in the region. The FNCRS states that the revitalisation of Tweed Heads CBD is to become the focus of the Tweed urban area enabling it to provide a high level of services, employment and housing to complement those provided in the adjoining SE Qld region. Tweed Heads will also continue to develop as a major regional centre for tourism and the provision of retail services and community facilities.

The FNCRS clearly supports the Tweed City Centre LEP objectives and this is consistent with the support that DOPI has provided with design studies, visioning work and community consultation.

The Tweed City Centre LEP will implement the following key aspects of the FNCRS:

- It identifies and protects important bushland and remnant vegetation through the application of Environment Conservation zones;
- It provides development densities that will assist in housing a projected additional 60400 people coming to the Far North Coast by 2030;
- It allocates additional housing opportunities in the Tweed CBD consistent with its regional role;
- It provides a choice of housing from high rise apartments to townhouses, freestanding dwellings and shop top housing;
- It provides for a variety of Business zones to cater for employment and tourism; and
- It capitalises on existing water, sewer and transport infrastructure while boosting the local economy without compromising the character and strengths of the Tweed City Centre precinct.

The recommended zoning regime in the Tweed City Centre LEP complements the Vision and urban design work that has been undertaken over many years and with extensive community consultation. Together with its companion DCP it establishes a sound basis for growth and revitalisation that is totally consistent with the expectation of the FNCRS.

Tweed Shire Council Land Register and Comparison Table

- *Tweed City Centre LEP 2012*

LAND PARCELS		TENURE					LEP 2000			DRAFT CITY CENTRE LEP			
LOT/SECTION/DP	AREA m ²	TSC CROWN	COMMUNITY LAND	OPERATIONAL LAND	RESERVE NUMBER	RESERVE PURPOSE	ZONE	ZONE DESCRIPTION	HEIGHT OF BUILDING	ZONE	ZONE DESCRIPTION	HEIGHT OF BUILDING	FLOOR SPACE RATIO
1//1019196	12,138.49	N	N	Y			5(a)	SPECIAL USES - CIVIC CENTRE/UNIVERSITY	3 Storeys	B4	B4 - Mixed Use	13.6 M	2
1//1064338	2,497.76	Y	N	N	R89339	Pub_Rec	3(d)	WATERFRONT ENTERPRISE	3 Storeys	IN4	IN4 - Working Waterfront		
1//1064338	156.30	Y	N	N	R89339	Pub_Rec	UNZ	UNZONED LAND	3 Storeys	IN4	IN4 - Working Waterfront		
1//1082080	38,335.55	N	Y	N			6(a)	OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
1//1082080	1,271.80	N	Y	N			UNZ	UNZONED LAND	3 Storeys	RE1	RE1 - Public Recreation	10 M	
1//1150839	299.85	Y	N	N	R96867	Pub_Rec	6(a)	OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
1//607300	101.13	N	N	Y			3(e)	SPECIAL TOURIST (Jack Evans Boatharbour)	3 Storeys	RE1	RE1 - Public Recreation	10 M	
1//859328	65.95	Y	N	N	R87361	Pub_Rec	6(a)	OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
1//860665	35.55	N	N	Y			3(a)	SUB-REGIONAL BUSINESS		B3	B3 - Commercial Core	49.5 M (AHD)	4.5
1//860665	1,710.41	N	N	Y			3(a)	SUB-REGIONAL BUSINESS	50m AHD	B3	B3 - Commercial Core	49.5 M (AHD)	4.5
1//860665	41.19	N	N	Y			3(a)	SUB-REGIONAL BUSINESS	3 Storeys	B3	B3 - Commercial Core	49.5 M (AHD)	4.5
1//880816	2,045.48	N	N	Y			UNZ	UNZONED LAND	50m AHD	B3	B3 - Commercial Core	49.5 M (AHD)	4.5
1//923918	9,028.71	Y	N	N	R1002208	Pub_Rec	6(a)	OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
12//224382	2,936.01	N	Y	N			6(a)	OPEN SPACE	50m AHD	RE1	RE1 - Public Recreation	10 M	
120//237806	5,543.14	N	Y	N			6(a)	OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
17//232124	0.56	N	Y	N			6(a)	OPEN SPACE	6 Storeys	RE1	RE1 - Public Recreation	10 M	
17//232124	7,577.69	N	Y	N			6(a)	OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
173//248155	11,599.40	N	Y	N			6(a)	OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
2//1005421	237.11	N	Y	N			2(c)	URBAN EXPANSION	3 Storeys	RE1	RE1 - Public Recreation	10 M	
2//1150839	32,626.02	Y	N	N	R96867	Pub_Rec	6(a)	OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
2//1150839	20,588.89	Y	N	N	R96867	Pub_Rec	6(a)	OPEN SPACE	3 Storeys	W2	W2 - Recreational Waterways		
2//1150839	3,284.01	Y	N	N	R96867	Pub_Rec	3(e)	SPECIAL TOURIST (Jack Evans Boatharbour)	3 Storeys	RE1	RE1 - Public Recreation	10 M	
2//1150839	583.16	Y	N	N	R96867	Pub_Rec	3(e)	SPECIAL TOURIST (Jack Evans Boatharbour)	3 Storeys	W2	W2 - Recreational Waterways		
2//554400	2,494.45	N	N	Y			6(a)	OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
2//555141	981.68	N	N	Y			5(a)	SPECIAL USES - PUMP STATION	6 Storeys	R3	R3 - Medium Density Residential	22 M	2.25
2//820682	28,505.31	Y	N	N	R98040	Pub_Rec	6(a)	OPEN SPACE	3 Storeys	E2	E2 - Environmental Conservation	9 M	
2//859328	3,121.29	Y	N	N	R87361	Pub_Rec	6(a)	OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
2/5/4043	598.05	N	N	Y			3(b)	GENERAL BUSINESS	12 Storeys	B3	B3 - Commercial Core	34 M	3.25
217//251004	554.39	N	N	Y			6(a)	OPEN SPACE	2 Storeys	RE1	RE1 - Public Recreation	9 M	
24//776673	468.85	N	N	Y			UNZ	UNZONED LAND	50m AHD	R3	R3 - Medium Density Residential	49.5 M (AHD)	3.25
245//258079	92.69	N	N	Y			3(b)	GENERAL BUSINESS	1 Storey	B2	B2 - Local Centre	5 M	0.55
25//876214	364.95	N	Y	N			2(c)	URBAN EXPANSION	2 Storeys	RE1	RE1 - Public Recreation	9 M	
26//876214	1,529.26	N	Y	N			6(a)	OPEN SPACE	2 Storeys	RE1	RE1 - Public Recreation	10 M	
261//263173	1,073.63	Y	N	N	R98040	Pub_Rec	6(a)	OPEN SPACE	3 Storeys	E2	E2 - Environmental Conservation	9 M	
261//263173	2,253.92	Y	N	N	R98040	Pub_Rec	6(a)	OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
268//865924	57.05	N	N	Y			2(b)	MEDIUM DENSITY RESIDENTIAL	3 Storeys	W2	W2 - Recreational Waterways		
268//865924	65,742.71	N	N	Y			UNZ	UNZONED LAND	3 Storeys	W2	W2 - Recreational Waterways		
27//865925	2,224.51	N	Y	N			6(a)	OPEN SPACE	2 Storeys	RE1	RE1 - Public Recreation	10 M	
27//865925	595.58	N	Y	N			6(a)	OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
28//865925	310.36	N	Y	N			6(a)	OPEN SPACE	2 Storeys	RE1	RE1 - Public Recreation	9 M	
29//865925	8.43	N	N	Y			6(a)	OPEN SPACE	2 Storeys	RE1	RE1 - Public Recreation	9 M	
29//865925	20.70	N	N	Y			UNZ	UNZONED LAND	2 Storeys	RE1	RE1 - Public Recreation	9 M	
433//755740	879.49	Y	N	N	R87361	Pub_Rec	3(d)	WATERFRONT ENTERPRISE	3 Storeys	B4	B4 - Mixed Use	13.6 M	2

434//755740	391.72	Y	N	N	R87361	Pub_Rec	3(d) WATERFRONT ENTERPRISE	3 Storeys	B4	B4 - Mixed Use	13.6 M	2
438//755740	172.79	Y	N	N	R87361	Pub_Rec	3(d) WATERFRONT ENTERPRISE	3 Storeys	B4	B4 - Mixed Use	13.6 M	2
445//755740	228.51	Y	N	N	R87361	Pub_Rec	3(d) WATERFRONT ENTERPRISE	3 Storeys	B4	B4 - Mixed Use	13.6 M	2
448//755740	3,618.26	Y	N	N	R93880 and R57974	Public-Access_Rec	6(a) OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
448//755740	3,618.26	Y	N	N	R93880 and R57974	Public-Access_Rec	6(a) OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
653//755740	442.21	Y	N	N	R93880 and R57974	Public-Access_Rec	6(a) OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
653//755740	442.21	Y	N	N	R93880 and R57974	Public-Access_Rec	6(a) OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
695//47059	3,328.97	Y	N	N	R98040	Pub_Rec	6(a) OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
696//47059	37,399.41	Y	N	N	R98040	Pub_Rec	6(a) OPEN SPACE	3 Storeys	E2	E2 - Environmental Conservation	9 M	
702//720453	610.54	Y	N	N	R57974	Access_Rec	3(e) SPECIAL TOURIST (Jack Evans Boatharbour)	3 Storeys	B4	B4 - Mixed Use	15 M	2.25
7029//1055217	25.73	Y	N	N	R82342	Pub_Rec	UNZ UNZONED LAND	50m AHD	B3	B3 - Commercial Core	49.5 M (AHD)	4
703//877250	6,005.09	Y	N	N	R88182	Public	3(e) SPECIAL TOURIST (Jack Evans Boatharbour)	3 Storeys	B4	B4 - Mixed Use	15 M	2.25
7034//1052935	3,573.10	Y	N	N	R55246	Pub_Rec	3(e) SPECIAL TOURIST (Jack Evans Boatharbour)	3 Storeys	RE1	RE1 - Public Recreation	10 M	
7035//1053313	646.17	N	N	Y			5(a) SPECIAL USES - FIRE STATION	50m AHD	B3	B3 - Commercial Core	49.5 M (AHD)	4.5
7035//1053313	0.19	N	N	Y			5(a) SPECIAL USES - FIRE STATION	3 Storeys	B3	B3 - Commercial Core	49.5 M (AHD)	4.5
7036//1054009	17,862.29	Y	N	N	R80245	Pub_Rec	3(e) SPECIAL TOURIST (Jack Evans Boatharbour)	3 Storeys	RE1	RE1 - Public Recreation	10 M	
7038//1055266	1,406.89	Y	N	N	R91637	Pub_Rec	6(a) OPEN SPACE	3 Storeys	E2	E2 - Environmental Conservation	9 M	
7038//1055266	7,428.43	Y	N	N	R91637	Pub_Rec	6(a) OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
7038//1055266	2,801.94	Y	N	N	R91637	Pub_Rec	2(e) RESIDENTIAL TOURIST	3 Storeys	R3	R3 - Medium Density Residential	49.5 M (AHD)	1.8
7038//1055266	123.66	Y	N	N	R91637	Pub_Rec	2(e) RESIDENTIAL TOURIST	3 Storeys	RE1	RE1 - Public Recreation	10 M	
704//877249	1,169.35	Y	N	N	R57974	Access_Rec	6(a) OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
704//877249	1,169.35	Y	N	N	R57974	Access_Rec	6(a) OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
704//877249	223.99	Y	N	N	R57974	Access_Rec	3(e) SPECIAL TOURIST (Jack Evans Boatharbour)	3 Storeys	RE1	RE1 - Public Recreation	10 M	
704//877249	223.99	Y	N	N	R57974	Access_Rec	3(e) SPECIAL TOURIST (Jack Evans Boatharbour)	3 Storeys	RE1	RE1 - Public Recreation	10 M	
7044//93975	20,224.84	Y	N	N	R89958	Pub_Rec	6(a) OPEN SPACE	3 Storeys				
7044//93975	3,605.78	Y	N	N	R89958	Pub_Rec	6(a) OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
7054//1055350	23,465.77	Y	N	N	R98040	Pub_Rec	6(a) OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
7061//1068882	8,412.35	Y	N	N	R57974	Access_Rec	6(a) OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
7061//1068882	2,107.53	Y	N	N	R57974	Access_Rec	6(a) OPEN SPACE	3 Storeys	E2	E2 - Environmental Conservation	9 M	
7062//1072130	845.95	Y	N	N	R57974	Access_Rec	6(a) OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
7062//1072130	5,342.60	Y	N	N	R57974	Access_Rec	6(a) OPEN SPACE	3 Storeys	E2	E2 - Environmental Conservation	9 M	
7062//1072130	1,390.35	Y	N	N	R57974	Access_Rec	6(a) OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
7062//1072130	744.08	Y	N	N	R57974	Access_Rec	3(e) SPECIAL TOURIST (Jack Evans Boatharbour)	3 Storeys	E2	E2 - Environmental Conservation	9 M	
7068//1113061	2,974.93	Y	N	N	R55246	Pub_Rec	UNZ UNZONED LAND	3 Storeys	RE1	RE1 - Public Recreation	10 M	
7093//1095769	233.23	Y	N	N	R2896	Pilot_Stn	6(a) OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	
7093//1095769	61.83	Y	N	N	R2896	Pilot_Stn	2(e) RESIDENTIAL TOURIST	3 Storeys	RE1	RE1 - Public Recreation	10 M	
7094//1095768	979.32	Y	N	N	R2896	Pilot_Stn	2(e) RESIDENTIAL TOURIST	3 Storeys	R3	R3 - Medium Density Residential	49.5 M (AHD)	1.8
716//729484	1,438.91	Y	N	N	R87361	Pub_Rec	3(d) WATERFRONT ENTERPRISE	3 Storeys	B4	B4 - Mixed Use	13.6 M	2
716//729484	198.94	Y	N	N	R87361	Pub_Rec	3(d) WATERFRONT ENTERPRISE	3 Storeys	W3	W3 - Working Waterways		
721//821914	1,327.08	Y	N	N	R82527	Pres_Flora_Fauna	6(a) OPEN SPACE	2 Storeys	E2	E2 - Environmental Conservation	9 M	
8/2/759009	843.21	N	N	Y			5(a) SPECIAL USES - CARPARK	50m AHD	B3	B3 - Commercial Core	49.5 M (AHD)	4.5
9//35799	3,106.01	N	Y	N			6(a) OPEN SPACE	3 Storeys	RE1	RE1 - Public Recreation	10 M	