

Council Reference: PP17/0001
Your Reference:



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29 July 2019

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PO Box 816
Murwillumbah NSW 2484

Please address all communications
to the General Manager

ABN 90 178 732 496

Name
Address
Town, PCODE

Dear Sir/Madam

NSW Government's Low Rise Medium Density Housing Code and the Tweed Shire Council's Proposed Tweed Local Environmental Plan 2014 Amendment No 26

The NSW Department of Planning, Industry and Environment (DPIE) is introducing changes to the planning system that will come in to effect on 31 October 2019 and Tweed Council has resolved to seek a variation to some aspects of those changes. You may have recently received a similar letter, this update now includes public exhibition dates.

You have received this letter because your property meets certain conditions that may allow medium density housing development to occur as Complying Development under the Government's new Low Rise Medium Density (LRMD) Housing Code (the Code). This Code is designed to increase the diversity of housing as well as provide a fast-track system for approval, which may either be carried out by private certifiers or the Council.

Importantly, your property has a zoning that already allows some types of medium density housing with development consent from Council.

Medium density housing includes: dual occupancies, manor houses and terraces. To help maintain the local character of neighbourhoods and to ensure new development fits within the established streetscapes the Code limits the height of buildings to two storeys and imposes restrictions on the size and scale of development. An important aspect of these requirements is the minimum lot size needed to qualify for complying development under the Code.

Whilst Council is generally supportive of the Government's new planning initiatives, as they may lead to increased housing diversity, availability and affordability, there is concern with the Code's smaller lot size standard, as this may lead to undesirable character impacts in the Tweed's low density residential housing areas.

In response to this concern, Tweed Council has endorsed an amendment (a planning proposal) to the Tweed Local Environmental Plan 2014 that will seek to maintain the current minimum lot size for medium density housing in the R2 Low Density Residential zone and the RU5 Village zone. This will ensure new Complying Development conforms to the current low density character of low density residential housing areas.

Established or planned higher density areas of the Tweed will be unaffected by the Council's proposed amendment.

Where can I find more information?

The Planning Proposal and supporting information including a fact sheet explaining the Code, Council's proposed amendments to the Code and links to the DPIE website will be on exhibition from **6 August to 3 September 2019**, with hardcopies available for viewing at

Council's Murwillumbah and Tweed Heads Administration Offices and libraries, or via the Website: www.yoursaytweed.com.au/planning

In addition, you will be able to meet with Council officers and ask questions at 'Drop-in' sessions conducted at the following locations:

Where:	When:
Pottsville Beach Neighbourhood Centre, Elizabeth Street Pottsville	6 August 2019 6pm – 7:30pm
Kingscliff Community Hall, Marine Parade, Kingscliff	7 August 2019 6pm – 7:30pm
Murwillumbah Civic Centre, Murwillumbah	13 August 2019 6pm – 7:30pm
Banora Point Community Centre, Cnr Leisure Dr and Woodlands Drive Banora Point	14 August 2019 6pm – 7:30 pm

How can I have my say?

Your feedback about the Council's proposal to maintain the current lot size and density provisions for the R2 Low Density Residential and the RU5 Village zones is important and will help Council understand whether it is proposing the right outcome for the community.

Written submissions must be received by close of business on **Tuesday 3 September 2019** and may be made:

- **Online:** www.yoursaytweed.com.au/planning
- **Email:** tsc@tweed.nsw.gov.au
- **By mail addressed to:**
Planning Proposal PP17/0001, Review of Development Standards
General Manager
Tweed Shire Council
PO Box 816
MURWILLUMBAH NSW 2484

The Planning Proposal can also be tracked through the DPIE's online tracking portal at: <http://leptracking.planning.nsw.gov.au/>

It should be noted that in accordance with Council policy and the provisions of the Government Information (Public Access) Act 2009 – 'GIPAA,' confidential information contained within submissions may be released upon a request being made by a third party.

Either visit www.yoursaytweed.com.au/planning for further information including a fact sheet explaining the Code, Council's proposed amendments to the Code and links to the Department of Planning website and information, or come along and meet with Council officers at any of the following information venues:

For further enquiries contact Council's Strategic Planning and Urban Design team on 02 6670 2503.

Yours faithfully

Robyn Eisermann
Acting Unit Coordinator
Strategic Planning & Urban Design