

**TWEED SHIRE COUNCIL
MEETING TASK SHEET**

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Action Item - COUNCIL MEETING Tuesday 19 July 2011

Action is required for Item **Error! No document variable supplied.** as per the Council Resolution outlined below.

TITLE: [PR-CM] Tweed Development Control Plan Section B24 – Area E Urban Release Development Code

402

**Cr D Holdom
Cr K Skinner**

RESOLVED that

1. The report on Tweed Development Control Plan Section B24 – Area E Urban Release Development Code be received and noted.
2. Tweed Development Control Plan Section B24 – Area E Urban Release Development Code be publicly exhibited for a minimum period of 30 days, in accordance with section 74E of the *Environmental Planning Assessment Act* 1979.
3. Following public exhibition the Draft Tweed Development Control Plan, Section B24 – Area E Urban Release Development Code, having regard to matters arising from the public consultation and any submissions received, a further report be submitted to Council.
4. The General Manager organises an on-site workshop/inspection with all relevant staff and Councillors.

The Motion was **Carried**

FOR VOTE - Unanimous

TITLE: [PR-CM] Tweed Development Control Plan Section B24 – Area E Urban Release Development Code

ORIGIN:

Planning Reform

FILE NO: GT1/LEP/2000/10 Pt6

SUMMARY OF REPORT:

This report provides an update on the progress of the Tweed Development Control Plan, Section B24 – Area E Urban Release Development Code (“the Code”), and seeks Council’s endorsement to proceed to the statutory public exhibition.

Area E has been recognised for many years by both Tweed Shire Council and the NSW Department of Planning and Infrastructure as an important strategic site for urban land release to accommodate future housing needs through the planned supply of about 1632 lots, catering for an additional residential population of about 4,000 people.

In accordance with the Local Environmental Plan gazetted for this site in 2007, Council’s planning and engineering staff are preparing a Draft Development Control Plan (DCP) and Section 94 Plan (s. 94 Plan) to facilitate the orderly and economic development of Area E. The DCP has been prepared as a Section of the Tweed DCP 2008, titled *Area E Urban Release Development Code* (“the Code”). The Code represents the most detailed level of the strategic planning framework and seeks to guide the future development of the Area E release area through a variety of strategies and development controls.

As part of the preparation process, Council’s Planning Reform Unit (PRU) staff has worked with the landowners of Area E to undertake extensive landowner consultation, which comprised of three intensive participatory workshops hosted at Tweed Heads.

The Draft Code is now presented in four sections, three covering the whole of the release area and a final section specifically addressing the three distinct ‘precincts’ of Area E. This format is considered to enable the local community to identify with guidelines and controls customised to the unique features, characteristics and specific contextual issues of these distinct precincts.

In recognition of the intricacies, constraints and ‘uniqueness’ of Area E, and in response to the outcomes of the landowner workshops, a number of controls have been specifically tailored and provide greater detail to the generic standard requirements of the Tweed DCP s A1 Residential and Tourist Development Code. These strategies, objectives and controls are discussed within this report.

The Code has attempted to address landowners and the Council officers concerns through a detailed investigation of the sites opportunities and constraints by utilising various contemporary best practice planning processes that include:

- Constraint and Site Analysis
- Developing steep sites analysis and interpretation

- Built form and design-lead solutions to balance environmental protection, open space and the built environment.

The Draft Code is now considered to be ready for formal public exhibition, providing the general public the opportunity to review the Code and provide comment. Public exhibition of the Code would also enable the Code to best integrate into the Part 3A Major Project Application before the Department of Planning and Infrastructure.

RECOMMENDATION:

That:

- 1. The report on Tweed Development Control Plan Section B24 – Area E Urban Release Development Code be received and noted.**
- 2. Tweed Development Control Plan Section B24 – Area E Urban Release Development Code be publicly exhibited for a minimum period of 30 days, in accordance with section 74E of the *Environmental Planning Assessment Act 1979*.**
- 3. Following public exhibition the Draft Tweed Development Control Plan, Section B24 – Area E Urban Release Development Code, having regard to matters arising from the public consultation and any submissions received, a further report be submitted to Council.**

REPORT:

Area E is a greenfield development area located in Terranora, bounded generally by Mahers Lane, Terranora Road, Fraser Drive and the Terranora Broadwater to the north.

The site was largely a composite of rural and agricultural zones prior to the Gazettal of the Tweed Local Environmental Plan 2000 – Amendment No. 10 in October 2007, which resulted in urban and environmental zones comprising:

- 5(a) Special Uses (School);
- 2(c) Urban Expansion;
- 7(a) Environmental Protection (Wetlands and Littoral Rainforests); and
- 7(d) Environmental Project/Scenic Escarpment.

The purpose of the LEP amendment was to give effect to the Tweed Urban Release Strategy 1991 which identified the land as an urban release / expansion area.

The LEP amendment was guided by the detailed site investigations that were undertaken as part of a local environmental study, which resulted in the identification and location of appropriate zones, as well as the need for specific provisions. Clause 53D was borne out of that process and was gazetted in the following terms:

53D Specific provisions for Terranora Urban Release Area E

- (1) This clause applies to the land known as Terranora Urban Release Area (Area E), as shown edged heavy black and coloured on the map marked "Tweed Local Environmental Plan 2000 (Amendment No 10)".
- (2) The object of this clause is:
 - (a) to ensure a development control plan has been developed for the land to which this clause applies to avoid ad hoc development, and
 - (b) to ensure that issues relating to contaminated land are dealt with to a sufficient level to meet the requirements of *State Environmental Planning Policy No 55 - Remediation of Land*, and
 - (c) to ensure that any wetlands in the area are restored and protected and breeding habitat for salt water mosquitoes and biting midges is minimised, and
 - (d) to ensure that the management of urban stormwater is consistent with the *Tweed Urban Stormwater Quality Management Plan* adopted by Council, and
 - (e) in respect of subclause (5), to require assistance towards the provision of the following infrastructure, facilities and services to satisfy needs that arise from development on land to which this clause applies, but only if the land is developed intensively for urban purposes:
 - (i) regional transport infrastructure,
 - (ii) education facilities and services provided by the State,
 - (iii) health facilities and services provided by the State,
 - (iv) facilities and services provided by the State for the purposes of emergency services.

- (3) The consent authority must not consent to development on land to which this clause applies unless it is satisfied that:
- (a) a development control plan has been prepared for the land, and
 - (b) any contaminated land has been identified to the extent necessary to allow for the appropriate location of sensitive land uses, and
 - (c) any wetland on the land will be restored and managed to the consent authority's satisfaction to restore freshwater wetland values and minimise breeding habitat for saltwater mosquitoes and biting midges, and
 - (d) the development will generally comply with the *Tweed Urban Stormwater Quality Management Plan* as adopted by the Council on 19 April 2000.
- (4) The consent authority is not to consent to subdivision of land to which this clause applies or to other development on that land unless the consent authority is satisfied that:
- (a) any likely contaminants within the soil, surface water and groundwater as a result of previous land uses have been identified, and
 - (b) an effective testing regime has been implemented, that takes into account the hydrology of the land, to identify hotspots of contamination in accordance with any relevant guidelines issued by a government department or public authority, and
 - (c) appropriate thresholds and criteria have been used in the assessment of any potential contamination, and
 - (d) any contamination of the land does not pose a significant threat to human health or the environment, and
 - (e) if contamination has been identified, an adequate monitoring program will be implemented in relation to the contamination of the land.

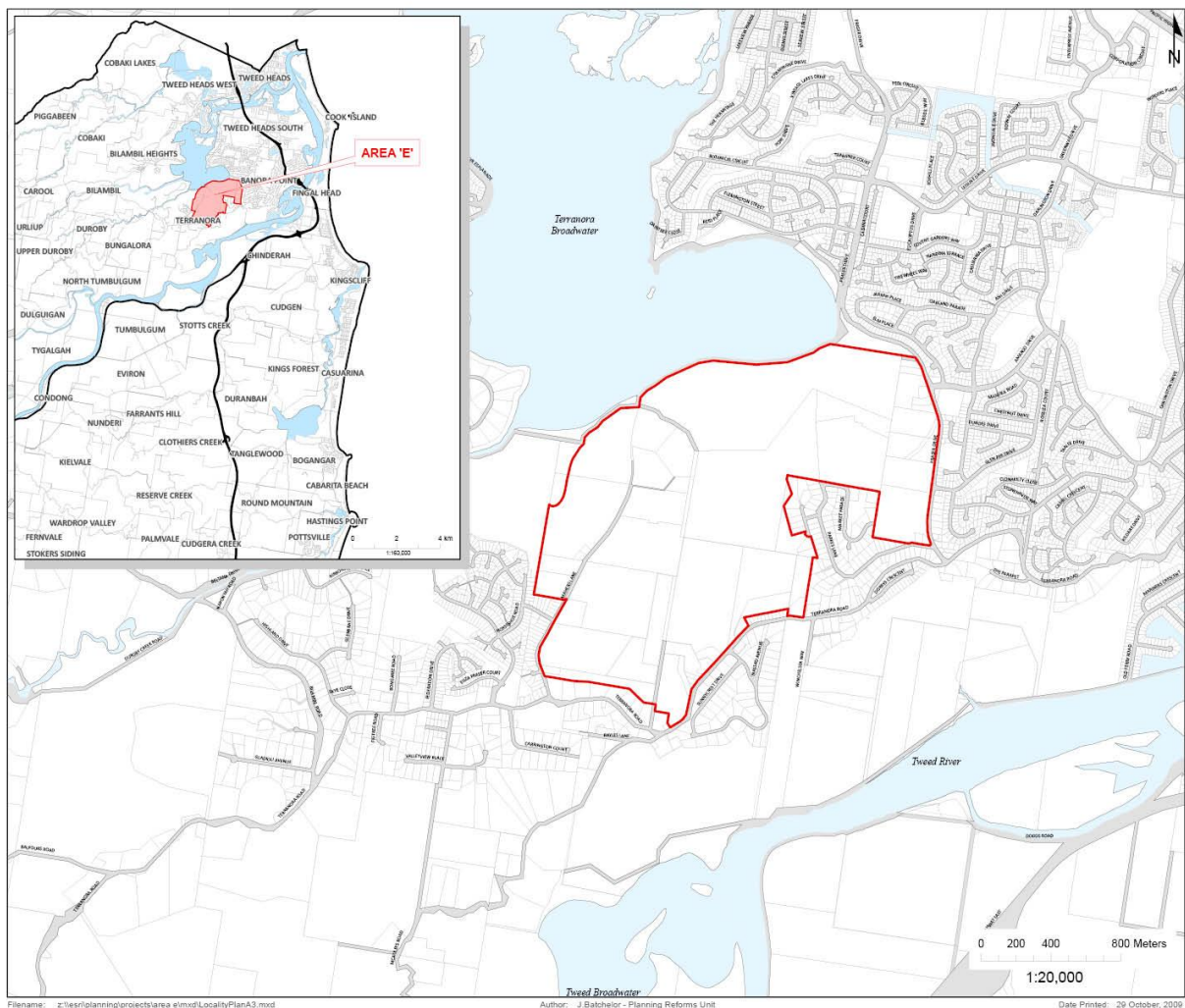
Note: *Clause 7(1) of State Environmental Planning Policy No 55 - Remediation of Land sets out other matters that must be taken into account by a consent authority.*

- (5) Despite any other provision of this plan, the consent authority must not grant consent to the subdivision of land to which this clause applies, that is within Zone No 2(c), if the subdivision would create a lot smaller than the minimum lot size permitted on the land immediately before the commencement of this clause, unless the Director-General has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of infrastructure, facilities and services referred to in subclause (2)(e) in relation to that lot.
- (6) Subclause (5) does not apply:
- (a) to any lot within a special contributions area within the meaning of Division 6 of Part 4 of the Act, or
 - (b) to any lot identified in the certificate as a residue lot, or
 - (c) to any lot that is proposed in the development application to be reserved or dedicated for public open space, public roads, public utilities, education facilities, or any other public purpose, or
 - (d) to a subdivision for the purpose only of rectifying an encroachment on any existing allotment.
- (7) *State Environmental Planning Policy No 1 - Development Standards* does not apply to development for the purposes of subdivision on land to which this clause applies.
- (8) Nothing in this clause affects the application of *State Environmental Planning Policy No 55 - Remediation of Land* to land to which this plan applies.

Of particular relevance to the current Draft Code is Clause 53D (2)(a) and (3)(a), which require that a DCP be prepared to both avoid “ad hoc” development and prior to the consent authority consenting to the development of land the subject of this clause.

In pursuance of those provisions and the enablement of progress toward a sustainable site responsive development a locality based DCP, the Draft Area E Urban Release Code (“the Code”), has been prepared for the release area, in consultation with the landowners.

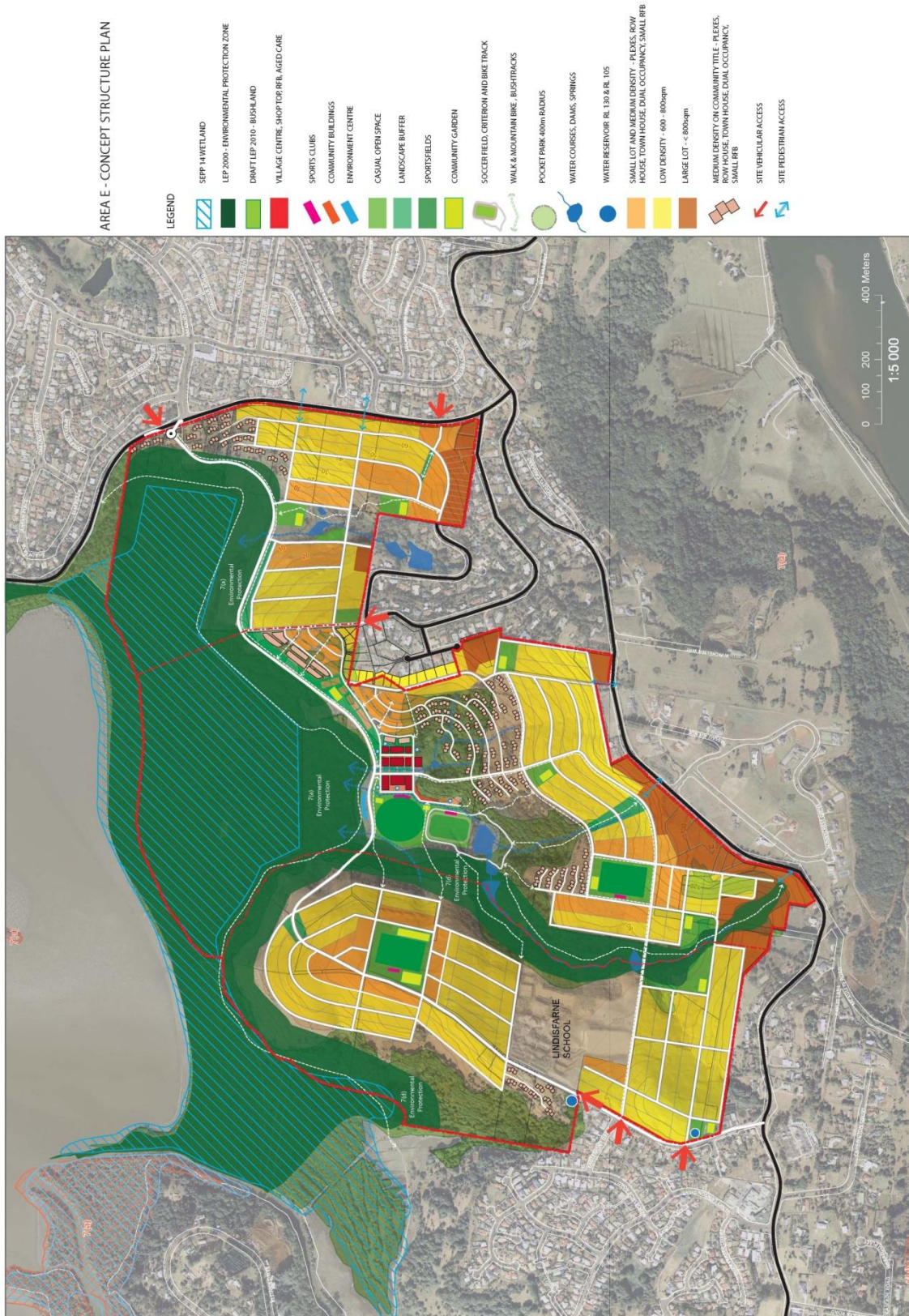
Following the detailed investigations, site planning and landowner consultations, the Draft Code has reached a stage where it is suitable for public exhibition. This is a critical stage of the drafting process, enabling broader community opinion to inform the evaluation of the concepts, strategies and approach taken in the plan and the general level of acceptance.



KEY COMPONENTS OF THE CODE

Indicative Structure Planning

FIGURE 1 – AREA E INDICATIVE STRUCTURE PLAN



An essential element of the Code is the articulation of best practice design concepts and strategies through a variety of detailed structure planning principles. By way of example, the Draft Code espouses:

- providing the orderly and efficient use of residential land on a highly constrained site which attains the 'vision' and strategies identified for the release area, detailed within the Code;
- an overriding landscape character strategy that fosters urban development within Area E in the form of compact settlements, interspersed within the dominating natural landscape, that respects and showcases the wetland areas, vegetated valley and escarpment, and important ridgelines;
- maintaining and respecting the landform characteristics – buildings and civil works designed to landform to minimise the impact on Tweed's iconic landscapes;
- the identification and retention of green breaks, important feature and stands of trees as well as important view fields;
- encouraging subdivision design that maximises solar orientation and access to prevailing breezes through responsive street layout and lot configuration to reduce energy consumption and to capitalise on creating desirable living environments;
- through the promotion of varied lot sizes and housing types, capitalising on medium density and integrated housing opportunities, responding to the changing demand through changes in demography and social profile;
- integrating roads with open space, pedestrian and cycleway paths to achieve maximise accessibility, connectivity and site permeability;
- to encourage proactive implementation of water sensitive urban design principles into the whole of design; and,
- ensure that a holistic approach to thorough site planning acknowledging and designing for constraints like bushfire, flood and steep land.

Broadwater Parkway

Previous reports to Council in April and June 2011 identified some of the complexities of planning for the Area E site. The natural and physical constraints combined with the highly fragmented land ownership compound the difficulty for all parties in resolving the equitable distribution of costs and provision of essential services, in a way that can allow the area to be developed in an orderly and timely fashion.

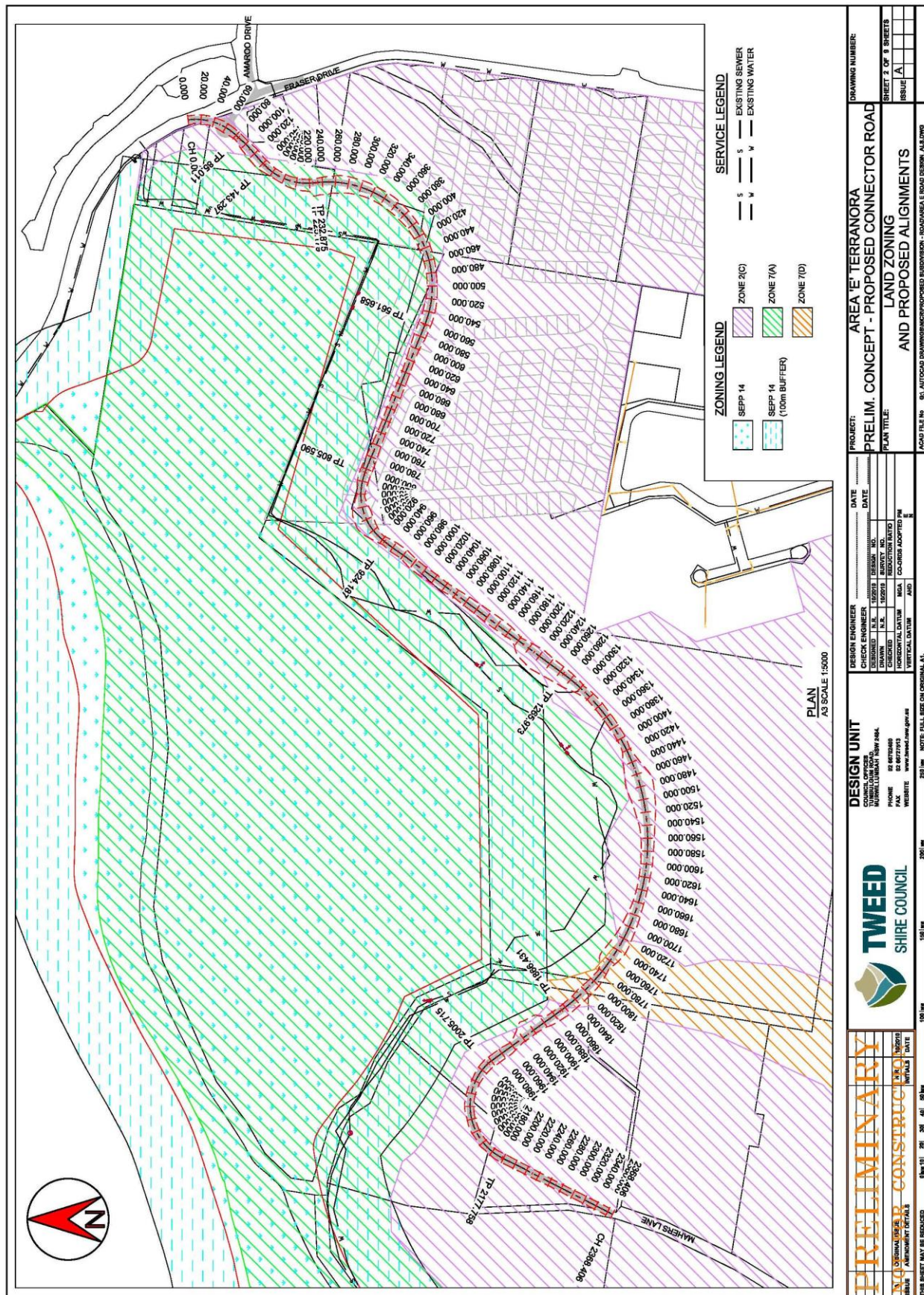
The design and construction of the Broadwater Park Way, which will provide the primary trunk road access linking Mahers Lane to Fraser Drive, has proved particularly contentious and remains as the least settled aspect of the draft planning. However, there is sufficient confidence in the preliminary investigations and proposed road alignment to allow the Draft Code to proceed. As with any development control or locality plan of this kind the detailed site and design works will need to be undertaken independently and most likely as part of a future development application. Preliminary indicative illustrations are more than sufficient for guiding this later work by providing the overarching strategic intentions.

Council staff has investigated several potential road alignments at a desktop level of assessment to enable a suitable indicative road alignment to be included in the Draft Code and was based on high level assessment of:

- the sites topography;
- the areas environmental protection zoning and corresponding buffer areas
- the impact on existing residential properties; and,
- the need for a future road to integration with the existing road network.

The indicative alignment of the future Broadwater Parkway is based on the desirability criteria of avoiding existing residential properties where possible and environmentally sensitive land. The alignment in Figure 2 below is used in the Draft Code to indicate an alignment incorporating those desired criteria.

FIGURE 2 – ALIGNMENT OF BROADWATER PARKWAY



PROJECT: AREA 'E' TERRANORA PRELIM. CONCEPT - PROPOSED CONNECTOR ROAD LAND ZONING AND PROPOSED ALIGNMENTS		DRAWING NUMBER: SHEET 2 OF 8 SHEETS ISSUE A
DESIGN ENGINEER: CHECK ENGINEER: [] DATE: [] DESIGNER: [] DATE: [] SURVEYOR: [] DATE: [] CONSULTANT: [] DATE: [] PROJECT: [] DATE: []	DESIGN UNIT: COUNCIL OFFICER: [] APPROVAL UNIT: [] PHONE: [] FAX: [] WEBSITE: []	PROJECT FILE NO: [] PROJECT TITLE: [] PROJECT LOCATION: []
TWEED SHIRE COUNCIL		
PRELIMINARY FOR CONSTRUCTION		

The alignment, funding and construction of Broadwater Parkway present a significant challenge to the development of Area E. It is anticipated that the alignment of Broadwater Parkway will provide a focal point for discussion throughout the public exhibition process as landowners both within and external to the release area raise their concern with the general alignment, as has occurred through both the landowners workshops and the public exhibition of the Part 3A Major Project development lodged by Metricon with the Department of Planning and Infrastructure for a subdivision within the Area E site.

The public exhibition will provide an opportunity for the landowners and community to ventilate their concerns in an open forum, which will further feed into and contribute to the plan preparation.

In respect of the Part 3A Major Project application, the applicants have recently submitted an alternative alignment immediately north of the subject land for consideration. The identified alignment transverses within both Environmental Protection zone and the Urban Expansion zone, however Council officers have raised both engineering and environmental concerns to this alignment. Accordingly, it is not considered appropriate to deviate from the alignment shown in Figure 2.

In light of all the site constraints, the Code has progressed on the basis of the alignment displayed in Figure 2, as it is viewed as the best option considering triple bottom line sustainable development principles. It is acknowledged that this alignment will likely require the compulsory acquisition of at least one property and result in amenity impacts to nearby existing residences.

Development Density and Diversity

An ongoing element of community interest in Area E has been the residential density of the release area. Area E is positioned between the suburban Banora Point with lot sizes predominately 600-850m² in size, Terranora Village, where lot sizes are typically 850m² and the rural residential area of Terranora, where lots are predominately over 2,000m². As a result, Area E plays a role in balancing the existing residential context, whilst providing for key growth targets that are established through the Far North Coast Regional Strategy, providing smart or intelligent growth that capitalises on the opportunities to maximise a balanced residential usage that attain the objectives the Council's strategic policies.

Through the LES process, members of the Terranora community sought to ensure any rezoning of Area E include a minimum lot size of 800m². The LES however was ultimately adopted with an average lot size for residential dwellings of 800m², resulting in an intended residential yield of 1793 dwellings (1,550 lots for dwellings, 243 medium density units).

The site analysis work undertaken within the preparation of the Code identified a series of opportunities and constraints for urban development. This analysis resulted in the Structure Plan within the Code, which details the following residential targets and mix:

	Mahers Lane Precinct	Central Precinct	Fraser Drive Precinct	Total
Large Lot Residential (Lots >800m ²)	2	20	20	42
Suburban Lot Residential (Lots between 450 – 800m ²)	425	239	181	845
Small Lot and Medium Density (Lots between 250 – 450m ² and medium density development at a general rate of 1 unit per 333m ² of site area)	127	101	155	383
Neighbourhood Plan Housing	24	259	67	350
Shop-Top & Village Centre Residential	0	179	0	179
Total	578	798	423	1799

Table 1 – Dwelling Density and Typology Targets

The development targets established within Table 1 generate a future population yield of 3,907 people when using the latest ABS and Council adopted household occupancy rates.

Whilst the Code details a greater range of lot sizes and smaller lot development than envisaged within the LES, the dwelling targets are very similar (1793 in the LES, 1799 in the Code) as a result of the Codes more detailed analysis of the sites opportunities and constraints. The Code also provides a holistic approach to ensuring a quality urban form supporting infrastructure such as structured and casual open space, retail development, informal open space, green belts and buffers and community infrastructure.

The dwelling density and mix provided within the Code is considered to provide an appropriate response to the site's characteristics, the strategic objectives established – particularly the Far North Coast Regional Strategy 2006 and the Tweed Urban and Employment Land Release Strategy 2009, and will integrate positively into the wider residential fabric.

Built Form

Building Height in the Village Centre

The Code enables a variety of residential development immediately within the village centre and its surrounds. Within the heart of the Village Centre, residential development is encouraged to frame the main street within a mixed use development form. Such development would include non-residential uses at street level, with residential development above.

Within the Core of the village centre, the Code provides opportunities for approximately 20,000m² of residential GFA, across three levels, producing a target of 179 units. The three levels of residential development combine with a single level of non-residential use predominately throughout, to produce a 4 storey village centre. To maintain consistency with the provisions of the Standard Instrument Order 2006 as they relate to measuring building height, the maximum building height within this Code is 15 metres.

This control increases the permissible building height by 1.4 metres from the current Tweed Development Control Plan – Section A1 controls for mixed use development, being 13.6m and would necessitate a Planning Proposal to amend the Tweed LEP. The additional 1.4 metres of potential building height is considered appropriate within the context of the Area E village centre for the following reasons:

- Assist in creating an active and vibrant hub with a strong mixture of landuses and accommodate types
- The village centre is located at the lowest developable point of the site and is surrounded by steeply sloping, bush-clad land. Accordingly, the additional height is not considered to impact upon views from future surrounding development within Area E as they will be positioned at a much higher elevation.
- The village centre is disconnected and is not highly visible from existing residential settlements. It is unlikely that existing development or public vantage points will capture anything other than visual glimpses of the village centre, viewed from several hundred metres away. As such, the additional 1.4 metres in potential building height will unlikely be noticeable or result in impacts.
- Any design within the village centre will need to have careful consideration to the Materials Guide and Scenic Protection and Views sections contained within the Code.

Other variations to Section A1 – Residential and Tourist Development Code

In addition to building height, the Code proposes alternate building setback controls to the more generic, shirewide controls contained with Section A1. A summary of the variations within the Code are detailed as follows:

Development Type	Proposed within Code			Section A1 Controls			Comments
	Minimum Lot Size	Minimum Front Setback	Minimum Side Setback	Minimum Lot Size	Minimum Front Setback	Minimum Side Setback	
Dwelling House on a medium density lot	--	2m	Zero	--	6m	900mm	Garages setback >5m from front setback
Dwelling House on a suburban lot	--	4m	--	--	6m	--	Garages setback >5m from front setback
Attached Dual Occupancy on a medium density lot	--	2m	Zero	--	6m	900mm	Garages setback >5m from front setback
Attached Dual Occupancy on a suburban lot	750m ²	4m	--	900m ²	6m	--	Garages setback >5m from front setback
Attached Dual Occupancy on a large lot	1200m ²	--	--	900m ²	--	--	
Detached Dual Occupancy on a	--	2m	Zero	--	6m	900mm	Garages setback >5m

Development Type	Proposed within Code			Section A1 Controls			Comments
	Minimum Lot Size	Minimum Front Setback	Minimum Side Setback	Minimum Lot Size	Minimum Front Setback	Minimum Side Setback	
medium density lot							from front setback
Detached Dual Occupancy on a suburban lot	750m ²	4m	--	900m ²	6m	--	Garages setback >5m from front setback
Detached Dual Occupancy on a large lot	1600m ²	--	--	900m ²	--	--	
Row House, Townhouse, Villa or Soho on a medium density lot	--	2m	Zero	--	6m	900mm	Garages setback >5m from front setback
Row House, Townhouse, Villa or Soho on a suburban lot	--	2m	Zero	--	6m	900mm	Garages setback >5m from front setback

Table 2 – Variations from Tweed DCP – Section A1

- *Minimum Lot Sizes*

The Code seeks to vary the minimum lot sizes in two predominant areas, the first being to reduce the size requirements for attached and detached dual occupancy on 'suburban lots', the second, to increase the minimum size on large lots.

Reduced lot sizes for dual occupancy development on suburban lots has been pursued through the Code to assist the development of Area E in meeting the dwelling diversity targets established within the NSW Far North Coast Regional Strategy 2006, being a 60/40 split of residential dwellings to multi-dwelling housing development. The reduced lot size is also seen to make a (albeit small) contribution toward housing affordability by increasing housing diversity and reducing land costs.

The increased lot sizes for dual occupancy development on large lots have been pursued to reflect the constrained nature of large lot sites within Area E. Predominately, large lots have been identified on steeply sloping land, land with limited or poor vehicular, pedestrian and cycleway access or land which adjoins existing large lot development. In these instances, it is not considered appropriate to enable development density at the same rate of predominately constrained land.

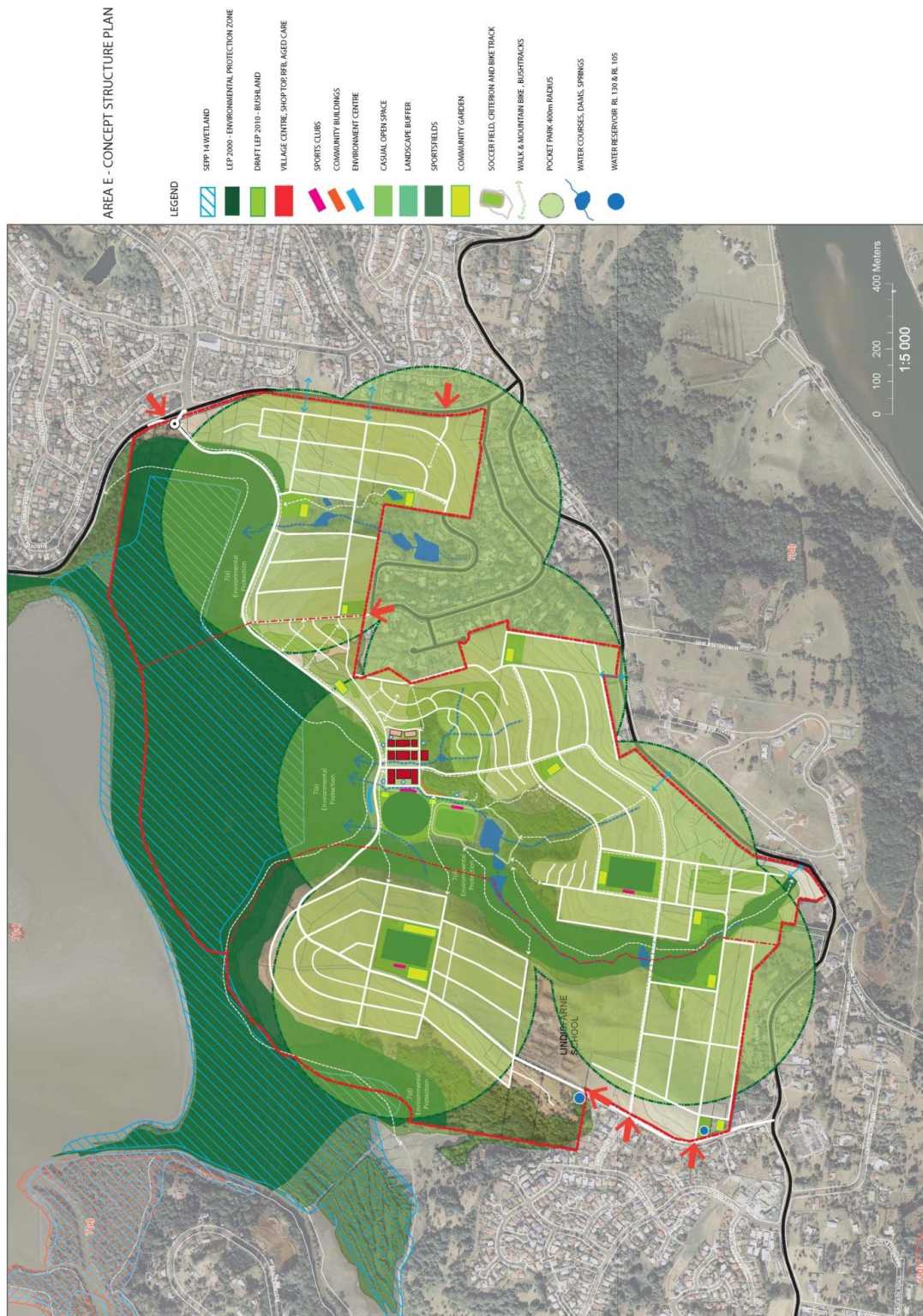
- *Front and Side Setbacks*

Reduced front and side setback provisions have been pursued within the Code to assist and create opportunities for development to best integrate with the landform of Area E. Under this scenario, the elevation level changes of the site can be absorbed within the future built form as opposed the level changes solely taking place on the boundary of each site through benching. This method often results in a more attractive streetscape; buildings that are better designed to the site's context and reduced boundary interface issues. The reduced setbacks are considered to result in a built form that can better respond to the sites topography and should be pursued through public exhibition of the Code.

Environment & Recreation

The Code contains a number of strategies relating to environment, open space and recreation. A diagrammatic response to the strategies within the Code is provided through Figure 3.

FIGURE 3 – OPEN SPACE AND ENVIRONMENTAL LAND



A snapshot of the key objectives are as follows:

- Ensure the provision of a structured open space facility within the Area E Urban Release Area through the provision of approximately 2.39ha of structured open space within the Village Centre by way of two playing fields, 1.26ha by way of a singular full sized playing field in the central precinct (southern/southwestern area) and 1.26ha by way of a singular full sized playing field in the western precinct.
- Enable investigations into the delivery of alternate forms, uses and facilities for public open space; Examples of potential sport facilities include road and mountain biking facilities, walking/running trails, along with sport facilities that embody a smaller, or, a series of smaller footprints, or not requiring a flat surface such as BMX or skateboarding facilities.
- The proximity of the Market Parade and Glen Ayr Drive open spaces presents the opportunity to form an open space/environmental linkage.
- To ensure the protection and preservation of 'edges', biodiversity and amenity values of areas of environmental significance, including wetlands, drainage channels and remnant vegetated areas.
- Provide opportunity for community gardens and road verge gardens as a legitimate use of open space that contributes to health and well-being, positive social interaction, community development, environmental education and local food security.
- To preserve and protect land of high ecological significance from urban development.
- To encourage the embellishment of land with high environmental qualities
- To provide for the rehabilitation and enhancement of degraded habitat and ensure that comprehensive rehabilitation plans form part of any future development applications or masterplans.
- Minimise urban development at the southern end of 7(d) Environmental Protection land to large lot residential to limit disturbance, or restrict wildlife corridors that may be possible to the south.

Scenic Protection and Views

The Code provides strategies and recommendations regarding scenic protection and views that seek to implement tangible outcomes through the Tweed Scenic Evaluation Study 1995. Specifically this is addressed through by maintaining the natural setting of the Broadwater with appropriately placed development. Strategies include:

- *Retain and enhance key visual character components;*
- *Realise and retain key visual character components of the site through a contemporary urban structure and built form; and*
- *Provide view sharing and maintenance of view fields*

Section 94 Plan

The Code will be accompanied by a Section 94 – Developer Contributions Plan, which will cost and equitably distribute the cost of works generated by the development. A draft Section 94 Plan will be reported to Council in the upcoming months.

MAJOR PROJECT UPDATE

Post the update contained with the June council meeting, relevant Council officers have held an additional meeting with the applicant, to discuss components of their application. Discussions and information submitted thus far suggests a modified subdivision layout that better reflects Council's bulk earthworks policies and removes infrastructure, with the exception of the future Broadwater Parkway from the environmental protect zone. With the exception of Broadwater Parkway, which is discussed earlier in this report, Council is awaiting further detail in order to provide any advice on the suitability of the amendments, other than encouraging compliance with Council's existing controls. Upon the receipt of further detailed information, further review will be undertaken by Council staff.

Whilst both Council staff and the developer are working to create a positive outcome for the site, no other items of significance have occurred since the June update.

CONCLUSION:

The draft Code has been prepared on the basis of extensive landowner consultation and having regard to the site conditions. The project has reached a stage where the principles, ideas, and controls within the Code need to be 'tested' for their level of acceptance within the broader community.

LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:

Nil.

POLICY IMPLICATIONS:

Nil.

UNDER SEPARATE COVER/FURTHER INFORMATION:

To view any "non confidential" attachments listed below, access the meetings link on Council's website www.tweed.nsw.gov.au (from 8.00pm Wednesday the week before the meeting) or visit Council's offices at Tweed Heads or Murwillumbah (from 8.00am Thursday the week before the meeting) or Council's libraries (from 10.00am Thursday the week of the meeting).

1. Council report of 21 June 2011 (ECM 35607922)
2. Draft Tweed Development Control Plan 2008, Section B24 – Area E Urban Release Development Code:
 - Part 01 (ECM 35702891)
 - Part 02 (ECM 35700691)
 - Part 03 (ECM 35702889)

Part 04 Structure Plan (ECM 35701744)
Part 04 Area Specific Mahers Lane (ECM 35702896)
Part 04 Area Specific Central Precinct (ECM 35704925)
Part 04 Area Specific Fraser Drive (ECM 35702876)
