

Attachment 3 – Zone Comparison Table

The draft Tweed LEP 2012 converts the current Tweed LEP 2000 zones into the required standard instrument template zones and format where practical. The new zones and classification structure are mandatory. Council has undertaken the conversion of the current zones to achieve a 'best fit' with the template zone options required by the Department of Planning & Infrastructure.

There are 26 zones in the draft Tweed LEP 2012 to replace the Tweed LEP 2000 zones. Each of them has been chosen from the suite of 34 zones (provided under the Standard Template). For example, the R2 Low Density Residential zone replaces the Tweed LEP 2000 2(a) Low Density Residential zone. The table below provides a zone comparison table explaining the rationale for zone conversions and a brief description of the new zones.

LEP 2000 zone	Draft LEP 2012 zone	Draft LEP 2012 zone description
1 (a) Rural	R2 Rural Landscape	This zone is for land used for commercial primary production that is compatible with scenic landscape qualities. It has been applied to land suitable for grazing, extensive agriculture, or intensive plant agriculture.
1(b1)Agricultural Protection 1(b2)Agricultural Protection	RU1 Primary Production	The RU1 Primary Production zone is for land used for all types of primary industry production and is aimed at utilising the land in a sustainable manner. This zone has been applied for areas defined as prime agricultural land, much of which has been mapped as State Significant Agricultural Land.
1 (c) Rural Living	R5 Large Lot Residential	This zone is intended for residential housing in a rural setting. In the Tweed LEP 2000 zone 1(c) is a rural zone, but the corresponding R5 zone belongs to residential group of zones. The difference will be visible on the land zoning map, however the list of permissible land uses in the R5 zone has been tailored to match land uses in the 1(c) zone.
2(a) Low Density Residential	R2 Low Density Residential	This zone has been applied to the majority of residential areas. It allows for a range of residential accommodation but is restrictive in terms of other uses which are generally limited to services that meet the day-to-day needs of residents.

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2(b) Medium Density Residential	R3 Medium Density Residential	This zone is for land where a variety of medium density accommodation is desired or has already been established. A limited range of non-residential uses has been permitted with consent, including tourist and visitor accommodation and uses related to community infrastructure and recreation.
2 (c) Urban Expansion	R1 General Residential	This zone is generally applied to land that is currently not developed, and has been zoned to provide for a broad variety of residential densities and housing types and facilities or services to residents.
2(d) Village	RU5 Village	This zone has been applied to rural villages. It allows for a mix of residential, commercial, industrial and other compatible land uses that provide services the local rural community. The classification of the zone has moved from urban to rural.
2 (e) Residential Tourist	The standard instrument does not provide a compatible zone.	Land currently zoned 2(e) Residential Tourist has been zoned an appropriate urban zone according to the existing development. Where land has not been developed, it has been zoned according to the appropriate adjoining zone or consistent with a masterplan for the site where such plan exists.
2(f) Tourism	SP3 Tourist	This zone has been applied for certain areas in Kingscliff, where tourism is considered to be the primary landuse. In general, tourism is encouraged through the inclusion of suitable tourist and visitor accommodation uses across the majority of zones where compatible with the core zone objectives.
The Tweed LEP 2000 does not provide a compatible zone.	SP1 Special Activities	This zone is generally intended for land uses or sites with special characteristics that cannot be accommodated in other zones. The permitted use which has been annotated on the zoning map, along with any development that is ordinarily ancillary to that use will be permitted with or without consent. TAFE in Kingscliff has been zoned with this zone.

LEP 2000 zone	Draft LEP 2012 zone	Draft LEP 2012 zone description
5(a) Special Uses	SP2 Infrastructure	<p>This SP2 zone is intended for infrastructure land that is highly unlikely to be used for a different purpose in the future; for example, ‘cemeteries’ and major ‘sewage treatment plants.’</p> <p>It may also include major state infrastructure or strategic sites.</p> <p>Minor infrastructure sites currently zoned 5(a) have been zoned appropriately in relation to the existing development on each lot and consistent with the direction above (in accordance with State guidelines).</p>
	3(b) General Business	<p>B1 Neighbourhood Centre</p> <p>This zone has been applied for small and isolated commercial sites situated within residential areas. Its intention is to reflect the local character of those sites.</p> <p>B2 Local Centre</p> <p>This zone is generally intended for centres that provide a range of commercial, civic, cultural and residential uses that typically service a wider catchment than a neighbourhood centre.</p> <p>This zone provides for residential accommodation in the form of ‘shop top housing,’ and other uses such as ‘educational establishments,’ ‘entertainment facilities,’ ‘function centres,’ ‘information and education facilities,’ ‘office premises,’ and ‘tourist and visitor accommodation’.</p> <p>B3 Commercial Core</p> <p>The B3 Commercial Core zone is for major centres that provide a wide range of uses including large-scale retail, office, businesses, entertainment and community uses directly linked to major transport routes that are intended to meet the needs of a wider region as well as those of the local community. This zone has been used for Tweed Heads and Murwillumbah commercial areas.</p> <p>B4 Mixed Use</p> <p>This zone has been applied where a wide range of land uses are to be encouraged, including commercial, residential, tourist and recreation. The residential component in this zone will form an important element in revitalising and sustaining the area.</p>

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3(c) Commerce and Trade	B5 Business Development	This zone is to provide for business, warehouse and bulky goods retail uses that require a large floor area, in locations that are close to, and that support the viability of, centres, and provide for employment generating uses.
The Tweed LEP 2000 does not provide a compatible zone.	B7 Business Park	This new zone has been included to recognise the important contribution to the local economy of specialised landuses and functions. This zone is generally intended for land that primarily accommodates office and light industrial uses, including high technology industries. The zone also permits a range of ancillary facilities and services to support the day-to-day needs of workers.
3(d) Waterfront Enterprise	The standard instrument does not provide a compatible zone.	Land currently zoned 3(d) has been zoned appropriately in relation to the existing development on each lot.
4(a) Industrial	IN1 General Industrial	This zone is generally intended to accommodate a wide range of industrial and warehouse uses, and to support and protect industrial land for industrial uses.
The Tweed LEP 2000 does not provide a compatible zone.	IN4 Working Waterfront	This zone is generally intended for industrial and maritime uses that require waterfront access. The zone can also apply to small commercial fishing or other ports, as well as other maritime industrial uses.
6 (a) Open Space	RE1 Public Recreation	The RE1 Public Recreation zone has been applied for public recreation areas in the Shire, including local and regional open space areas and publicly owned lands such as showgrounds and caravan parks.
6 (b) Recreation	RE2 Private Recreation	The RE2 Private Recreation zone will generally be used for a wide range of recreation areas and facilities on land that is privately owned or managed. The use of this land may be open to the general public or restricted. It is intended for sport clubs and other sporting or recreational facilities.

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7(a) Environmental Protection (Wetlands and Littoral Rainforests)	E2 Environmental Conservation	<p>The E2 zone is generally intended to protect land that has high conservation values outside the national parks and nature reserve system. The use of this zone needs to be justified by appropriate evaluation of the area in terms of meeting the core zone objectives of having high ecological, scientific, cultural or aesthetic values. Ecological, scientific, cultural or aesthetic values have been determined through the extensive mapping and reporting of vegetation in the Tweed as presented in the Tweed Vegetation Management Strategy 2004.</p>
7(f) Environmental Protection (Coastal Lands)		
7(d) Environmental Protection (Scenic/ Escarpment)	E3 Environmental Management	<p>This zone is generally intended to be applied to land that has special ecological, scientific, cultural or aesthetic attributes, or land highly constrained by geotechnical or other hazards.</p> <p>A limited range of development including ‘dwelling houses’ could be permitted. This zone might also be suitable as a transition between areas of high conservation value and other more intensive land uses such as rural or residential.</p>
7(l) Environmental Protection (Habitat)		
8 (a) National Parks & Nature Reserves	E1 National Parks & Nature Reserves	This zone is generally intended to cover existing national parks and nature reserves.
The Tweed LEP 2000 does not provide a compatible zone.	W1 Natural Waterways	<p>This zone is generally intended for natural waterways that are to be protected for their ecological and scenic values, such as sea grass beds or shelf, bed or reef formations of high ecological significance.</p> <p>In the LEP 2000 all waterways are unzoned; however, under the SI template they must be zoned.</p>
The Tweed LEP 2000 does not provide a compatible zone.	W2 Recreational Waterways	This zone includes water-based recreation, boating, water transport, and development associated with fishing industries, such as natural water-based aquaculture and recreational fishing.

LEP 2000 zone	Draft LEP 2012 zone	Draft LEP 2012 zone description
		In the LEP 2000 all waterways are unzoned; however, under the SI template they must be zoned.
The Tweed LEP 2000 does not provide a compatible zone.	W3 Working Waterways	The W3 zone is intended for waterways that are primarily used for commercial shipping, ports, water-based transport, maritime industries and development associated with commercial fishing industries. In the LEP 2000 all waterways are unzoned; however, under the SI template they must be zoned.