



Tweed Local Environmental Plan 2000 (Amendment No 14)

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (G00/00180/PC)

DIANE BEAMER, M.P.,

Minister Assisting the Minister for Infrastructure
and Planning (Planning Administration)

2004 No 543

Clause 1 Tweed Local Environmental Plan 2000 (Amendment No 14)

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Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Tweed Local Environmental Plan 2000 (Amendment No 14)*.

2 Aims of plan

The aims of this plan are:

- (a) to rezone certain land at Chinderah to allow for industrial and environmental protection land uses; and
- (b) to insert a new clause into *Tweed Local Environmental Plan 2000* to enable specific matters to be considered in relation to the subdivision of that land.

3 Land to which plan applies

This plan applies to certain land situated in the local government area of Tweed, being Lot 32 DP 847319, Chinderah Road, Chinderah, as shown edged heavy black and distinctly coloured on the map marked "Tweed Local Environmental Plan 2000 (Amendment No 14)" deposited in the offices of Tweed Shire Council.

4 Amendment of Tweed Local Environmental Plan 2000

Tweed Local Environmental Plan 2000 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Schedule 6 Maps and Zones

Insert at the end of Part 2 of Schedule 6:

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[2] Clause 53A

Insert in appropriate order:

53A Subdivision of Lot 32, DP 847319, Chinderah

(1) Objectives

This clause aims:

- (a) to ensure that any subdivision of the land to which this clause applies takes into consideration localised flooding within the area, and
 - (b) to ensure that any such subdivision recognises the importance of the area as a gateway to the Kingscliff locality.
- (2) This clause applies to land situated in the local government area of Tweed, Chinderah Road, Chinderah, as shown edged heavy black and distinctly coloured on the map marked "Tweed Local Environmental Plan 2000 (Amendment No 14)".
- (3) The consent authority must not grant consent to the subdivision of the land to which this clause applies unless it has considered a structure plan that:
- (a) has been available for inspection at the office of the Council since it was adopted by the Council, and
 - (b) makes recommendations for development of the land that takes into account:
 - (i) the strategic importance of the land and the need to provide a gateway between the Tweed Coast to the south and Tweed Heads and South Tweed to the north, and

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Schedule 1 Amendments

- (ii) urban design principles consistent with the *Coastal Design Guidelines for NSW* (UDAS 2003) published by the Coastal Council of New South Wales.
- (4) The structure plan must also make recommendations regarding:
 - (a) the location of, and setbacks from, the proposed east-west connector road, and
 - (b) the appropriate density of future development, particularly in relation to the provisions of *Tweed Development Control Plan No 5—Development of Flood Liable Land*, and
 - (c) land use buffers relating to adjoining environmental protection areas and adjoining residential areas (existing and proposed).

BY AUTHORITY
