



New South Wales

Tweed Local Environmental Plan 2000 (Amendment No 52)

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*. (G03/00180/PC)

DIANE BEAMER, M.P.,
Minister Assisting the Minister for Infrastructure
and Planning (Planning Administration)

2005 No 67

Clause 1 Tweed Local Environmental Plan 2000 (Amendment No 52)

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under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Tweed Local Environmental Plan 2000 (Amendment No 52)*.

2 Aims of plan

This plan aims to allow, with the consent of Tweed Shire Council, the carrying out of development for the purpose of multi-dwelling housing on land within Zone 3 (a) or 3 (b), but only if:

- (a) the multi-dwelling housing is attached to shops, commercial premises or other non-residential development on the same site, and
- (b) where multi-dwelling housing is located at ground level or within 2.4 metres of ground level, a dwelling or car park area does not front any nominated commercial street.

3 Land to which plan applies

This plan applies to land in the local government area of Tweed within Zone 3 (a) or 3 (b) under *Tweed Local Environmental Plan 2000*.

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] Clause 11 The zones

Omit “(unless located above non-residential ground floor level development)” wherever occurring in the matter relating to multi-dwelling housing in Item 4 for Zones 3 (a) and 3 (b) in the Table to the clause.

Insert instead “(unless it is development that is subject to clause 51B)”.

[2] Clause 51B

Insert after clause 51A:

51B Multi-dwelling housing in Zones 3 (a) and 3 (b)

(1) Objective

The objective of this clause is to allow multi-dwelling housing on land zoned 3 (a) or 3 (b), but only if it meets certain criteria to ensure the development of the land does not undermine its commercial use and the objectives of those zones.

- (2) This clause applies to land within Zone 3 (a) or 3 (b).
- (3) Despite the Table to clause 11, a person may, with the consent of the Council, carry out development on land to which this clause applies for the purpose of multi-dwelling housing, subject to subclauses (4) and (5).
- (4) Multi-dwelling housing on land to which this clause applies must be attached to shops, commercial premises or other non-residential development on the same site.
- (5) If multi-dwelling housing is located at ground level or within 2.4 metres of ground level, a dwelling or car park area must not front any commercial street listed in Schedule 8.

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Schedule 1 Amendments

[3] Schedule 8

Insert after Schedule 7:

Schedule 8 Commercial streets

(Clause 51B)

Locality	Street name
Bilambil Heights	Simpson Drive
Bogangar	Hastings Road
	Rosewood Avenue
	Tweed Coast Road
Cabarita Beach	Palm Avenue
	Pandanus Parade
Fingal Head	Marine Parade
	Prince Street
Kingscliff	Marine Parade
	Pearl Street
	Seaview Street
	Sutherland Street
	Turnock Street
Murwillumbah	Brisbane Street
	Commercial Road
	King Street
	Murwillumbah Street
	Queen Street
	Queensland Road
	Wharf Street
	Wollumbin Street

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Amendments

Schedule 1

Locality	Street name
Pottsville	Coronation Avenue
	Elisabeth Street
	Overall Drive
	Philip Street
Tweed Heads	Banks Avenue
	Bay Street
	Beryl Street
	Boyd Street
	Brett Street
	Ducat Street
	Enid Street
	Florence Street
	Frances Street
	Keith Compton Drive
	Recreation Street
	Sands Street
	Stuart Street
	Terranora Terrace
	Wharf Street
Tweed Heads/Tweed Heads West	Kennedy Drive
Tweed Heads South	Dry Dock Road
	Kirkwood Road
	Minjungbal Drive
Tweed Heads West	Gull Place
	Scenic Drive

BY AUTHORITY