



New South Wales

## **Tweed Local Environmental Plan 2000 (Amendment No 3)**

under the

**Environmental Planning and Assessment Act 1979**

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (G00/00187/PC)

FRANK SARTOR, M.P.,  
Minister for Planning

## **2006 No 608**

Clause 1 Tweed Local Environmental Plan 2000 (Amendment No 3)

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## **Tweed Local Environmental Plan 2000 (Amendment No 3)**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of plan**

This plan is *Tweed Local Environmental Plan 2000 (Amendment No 3)*.

### **2 Aims of plan**

The aims of this plan are as follows:

- (a) to permit development for residential and tourism purposes on part of the land to which this plan applies by rezoning that part as Zone 2 (e) Residential Tourist,
- (b) to protect areas of environmental significance by rezoning part of the land to which this plan applies as Zone 7 (l) Environmental Protection (Habitat),
- (c) to prevent exposure to environmental hazards in connection with development on the land to which this plan applies.

### **3 Land to which plan applies**

This plan applies to land known as Seaside City as shown edged heavy black and coloured on the map marked "Tweed Local Environmental Plan 2000 (Amendment No 3)" deposited in the office 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.

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## Schedule 1 Amendments

(Clause 4)

### [1] Clause 53C

Insert after clause 53B:

#### 53C Seaside City

- (1) This clause applies to land known as Seaside City as shown edged heavy black and coloured on the map marked "Tweed Local Environmental Plan 2000 (Amendment No 3)".
- (2) This clause aims:
  - (a) to ensure that development of the land to which this clause applies is undertaken within an appropriate planning framework, and
  - (b) to ensure that relevant environmental issues are considered before consent is granted to development of the land, and
  - (c) to facilitate the development of the land having regard to the subdivision and ownership patterns of the land.
- (3) Despite the Table to clause 11, development for the purposes of a dwelling or a dual occupancy may be carried out with consent on land to which this clause applies.
- (4) Development must not be carried out on land to which this clause applies unless a development control plan has been prepared for the land.

**Note.** See clause 39 in relation to the issue of contaminated land.
- (5) The development control plan referred to in subclause (4) must address the following matters:
  - (a) proposed land uses, including the proposed location of areas to be left in their natural state, tourist facilities, residential uses, commercial premises, recreation facilities and community buildings,
  - (b) proposed infrastructure,
  - (c) principles relating to the design of proposed development, including the concept of 'sense of place', the character of proposed development and the layout of proposed lots,
  - (d) the provision of an environmental buffer (in which no development is to occur except as provided in paragraphs (e) and (f)) to ensure the protection of any part of the

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#### Schedule 1 Amendments

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following land that adjoins, or is within, land to which this clause applies:

- (i) land to which *State Environmental Planning Policy No 14—Coastal Wetlands (SEPP 14)* applies, or
  - (ii) Cudgen Creek,
- (e) the rehabilitation of land within the environmental buffer referred to in paragraph (d), including by the planting of coastal banksia and other species of plants,
- (f) the provision of recreational cycle and pedestrian networks on the land, incorporating dual use pedestrian and cycle paths, including any such path within the environmental buffer referred to in paragraph (d) (other than any path located less than 25 metres from the boundaries of Cudgen Creek),
- (g) the management of traffic issues relating to development of the land to which this clause applies, including:
- (i) proposed road corridors and road connections to adjoining land, and
  - (ii) the provision of public car parking spaces within Zone 2 (e), and
  - (iii) indicative public transport routes,
- (h) the management of stormwater run-off resulting from development of the land to which this clause applies, including measures that are consistent with the *Tweed Urban Stormwater Quality Management Plan*, to minimise any adverse effects from stormwater run-off on any of the following:
- (i) Cudgen Creek,
  - (ii) land to which SEPP 14 applies,
  - (iii) Crown Reserve 1001008 (comprising Lot 500, DP 727420),
- excluding the provision of any stormwater detention ponds or pollution traps within the environmental buffer referred to in paragraph (d),
- (i) the impact of land form on requirements for trunk drainage,
- (j) the management of any soil erosion and sedimentation resulting from the development of the land to which this clause applies,
- (k) the management of any acid sulfate soils on the land to which this clause applies,

- (l) the management of any bush fire issues relating to the land (including development of the land) to which this clause applies,
- (m) the management of any adverse impact of development on the land to which this clause applies on Crown Reserve 1001008 (comprising Lot 500, DP 727420),
- (n) access to the coastal foreshore,
- (o) measures to avoid any adverse impact of development on the land to which this clause applies on nesting or hatching of threatened species of turtles on land that adjoins the land to which this clause applies and on the Queensland blossom bat.

**[2] Schedule 6 Maps and Zones**

Insert in appropriate order in Part 2 of the Schedule:

*Tweed Local Environmental Plan 2000 (Amendment No 3)*