

**Planning Proposal
to enable 'medical centre' as an additional permitted
use at Tweed Heads Bowls Club, Tweed Heads
(PP19/0004)**

Version 1 for Gateway Determination
November 2019

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Part 1 Objectives and intended outcomes

Introduction

Tweed Heads Bowls Club is located at 22-38 Florence Street, Tweed Heads (Lot 12 DP 803451) (refer to Figure 1). It was established in 1921, has 21,000 members and employs about 130 staff. It functions as a registered club and includes a range of uses including bowling greens, food and beverage uses, functions, entertainment as well as administrative uses relating to the club.

The Club is located a few hundred metres from the New South Wales and Queensland border on the southern end of the Gold Coast, adjacent to the beautiful Tweed waterways, the Southern Cross University campus and the Tweed Hospital.

Tweed Heads Bowls Club is currently zoned RE2 Private Recreation under the *Tweed City Centre Local Environmental Plan 2012* (Tweed City Centre LEP 2012) (refer to Figure 2). Development for the purposes of a medical centre is prohibited in the RE2 Private Recreation zone.

Tweed Shire Council received a request for a Planning Proposal from DAC Planning Pty Ltd on behalf of Tweed Heads Bowls Club in March 2019 to add 'medical centre' as an amendment to Schedule 1 Additional Permitted Use of the Tweed City Centre LEP 2012.



Figure 1 – Subject Site and Locality Plan



Tweed Heads Bowls Club

Land Zoning

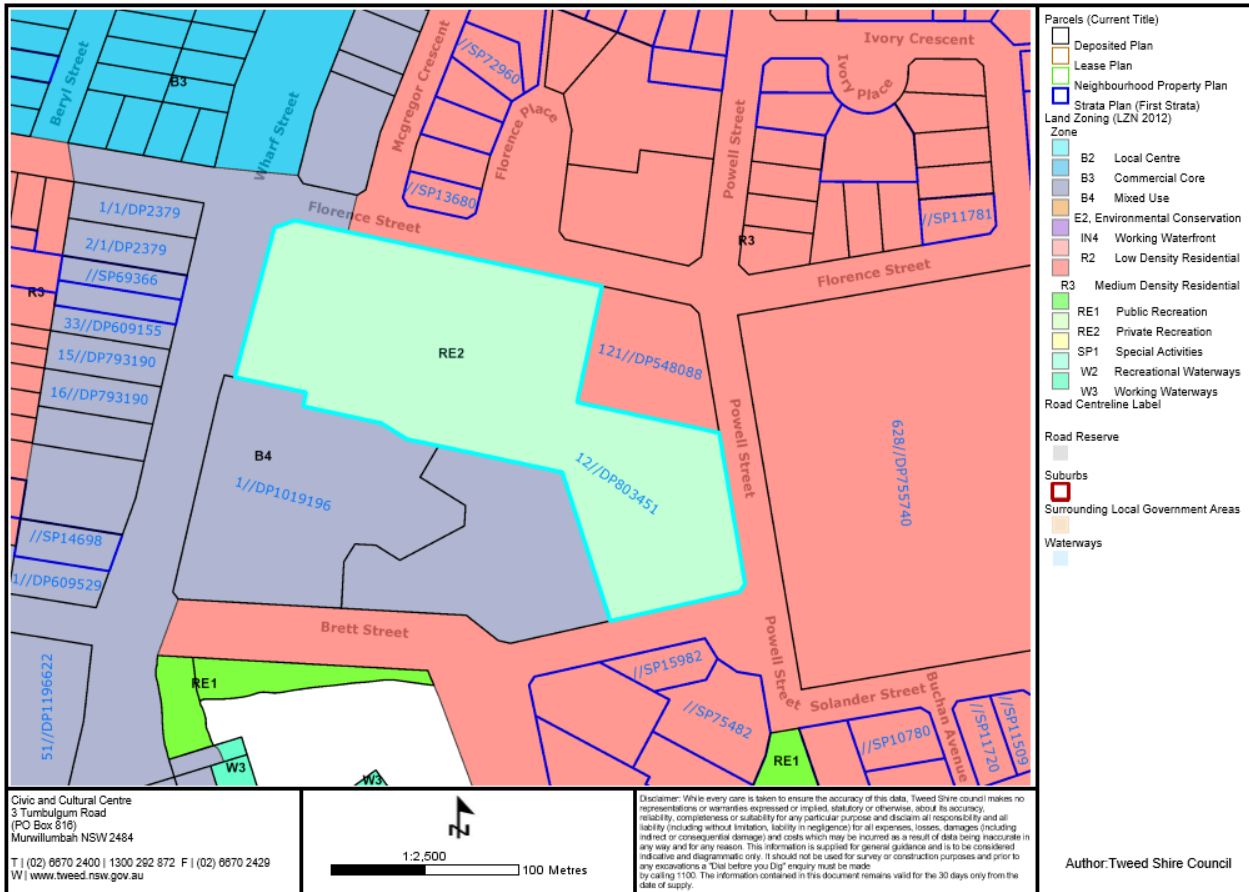


Figure 2 – Land zoning (Tweed City Centre LEP 2012)

There is currently a shortfall of suitably sized floor space currently zoned to permit medical centre services within the immediate area.

The inclusion of ‘medical centre’ as an additional permitted use within the existing floor area of the Tweed Heads Bowls Club will provide additional land use flexibility to deliver medical services to the local community and visitors to the locality.

On 4 July 2019, Council resolved that:

1. *“The intent of the amendments to Tweed Local Environmental Plan 2014 and Tweed City Local Environmental Plan 2012 detailed in this report are endorsed;*
2. *The planning proposals once prepared are to be referred to the NSW Department of Planning & Environment for a Gateway Determination, in accordance with s3.34 of the Environmental Planning and Assessment Act 1979;*
3. *On receipt of the Minister’s Gateway Determination Notice to proceed all, if any, Gateway conditions or other identified study or work is to be duly completed and included within the material for public exhibition;*
4. *Public exhibition is to occur consistent with the Gateway Determination and for a minimum of 28 days.”*

It is noted this Council report addressed two planning proposals for the inclusion of an additional use for medical centre, being this one at Tweed Heads Bowls Club and another within *Tweed Local Environmental Plan 2014* at Salt Village, Kingscliff. The Salt Village planning proposal is the subject of a separate report.

Objectives and Intended Outcomes

The objective of this planning proposal is to provide additional land use flexibility to deliver medical services to the local community and visitors to the locality by enabling ‘medical centre’ as an additional permitted use over the existing floor area of Lot 12 DP 803451, at 22-38 Florence Street, Tweed Heads.

This would enable the subject land to be developed for the purpose of a medical centre, subject to a development application being assessed on its planning merits.

It is proposed to rely on the *Standard Instrument – Principal Local Environmental Plan* dictionary definitions for the additional use, being a medical centre which ‘means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.’

Part 2 Explanation of provisions

The planning proposal seeks to amend Schedule 1 of Tweed City Centre LEP 2012 to include the following clause:

“1. Use of certain land at 22-38 Florence Street, Tweed Heads

1) This clause applies to the land at 22-38 Florence Street, Tweed Heads, being Lot 12 DP 803451, identified as “1” on the Additional Permitted Uses Map.

a. Development for the purpose of a medical centre is permitted with development consent.”

The proposed amendment will not trigger amendments to any other development standards such as height of buildings, floor space ratio or minimum lot size.

Inclusion of this clause in Schedule 1 of Tweed City Centre LEP 2012 will provide increased land use flexibility to deliver medical services to the local community and visitors to the locality given the shortfall of suitably sized floor space currently zoned to permit these services within the immediate area.

Part 3 Justification

Section A Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

Under the provision of the *North Coast Regional Plan 2036*, the subject land is within an Urban Growth Area and as such the proposal is considered to be generally consistent with this Plan.

The proposal is not the direct result of any strategic study or report however Tweed is experiencing the highest growth rates across the NSW North Coast, with increasing demand for services and the

provision of medical services is consistent with the Draft Tweed Regional City Action Plan's strategy for mixed use development, coupled with improved amenity to cater for a large and diverse living and working population.

2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

It is considered that an amendment to Schedule 1 of the Tweed City Centre LEP 2012 to enable additional permitted uses is the best means of achieving the objectives and intended outcomes of this Planning Proposal.

Rezoning the land to a B4 Mixed Use zone to permit a broader range of commercial and retail uses would at this point be pre-emptive of the broader strategic process for a Master Plan of the Civic/Campus and Boat Harbour precincts, as well as the Regional City Action Plan currently being prepared by the Department of Planning, Industry and Environment. It is noted that there are currently a number of vacant commercial and retail uses with the immediate vicinity of the site.

As such the option of including a specific enabling provision in Schedule 1 of the Tweed City Centre LEP 2012 is considered the most appropriate option.

Section B Relationship to strategic planning framework

1 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The North Coast Regional Plan 2036 was approved by the Minister for Planning in March 2017 and is the principal regional strategy guiding growth across the North Coast Region.

Under the provisions of the North Coast Regional Plan, the subject land is within an Urban Growth Area. The goals under the Regional Plan which are directly applicable to this Planning Proposal are:

- Goal 1: The most stunning environment in NSW;
- Goal 2: A thriving, interconnected economy;
- Goal 3: Vibrant and engaged communities; and
- Goal 4: Great housing choice and lifestyle options.

Goal 1 - The most stunning environment in NSW

The Regional Plan lists important planning principles to ensure the protection and improvement of the Region's highly valued environment, being:

- Principle 1: Direct Growth to Identified Urban Growth Areas;
- Principle 2: Manage the Sensitive Coastal Strip; and
- Principle 3: Provide Great Places to Live and Work in a Unique Environment.

Directions 1, 2 and 3 under the Regional Plan also contain actions specific to guiding development to the urban growth area boundary and unconstrained land.

The site is mapped within the Urban Growth Area (refer to Figure 3) and a change in permitted use controls over the site as proposed would enable convenient medical services to be delivered to local community and visitors to the locality in an efficient manner and improve the liveability of the area. The planning proposal relates to existing building envelope of the Tweed Heads Bowls Club and would

utilise underused and vacant floor area within the existing club footprint and as such, impacts on the sensitive coastal strip in terms of the natural environment would be negligible.

Amending Schedule 1 of Tweed City Centre LEP 2012 as proposed in this Planning Proposal is therefore consistent with Goal 1 of the Regional Plan.

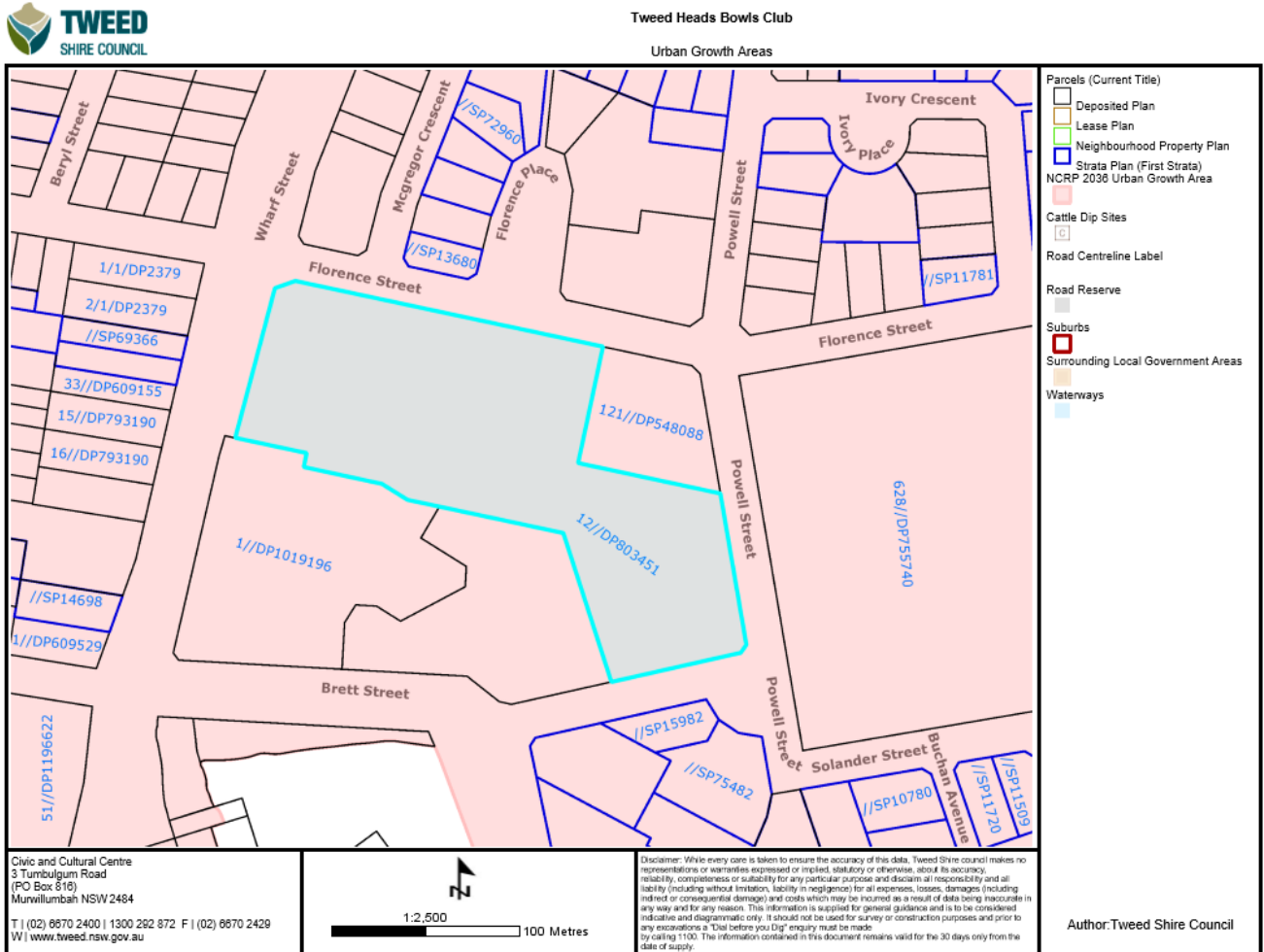


Figure 3 – Urban Growth Area

Goal 2 - A thriving, interconnected economy

Direction 7 seeks to coordinate the investment and infrastructure needed to accommodate the forecast growth of regional cities, including provision of greater job opportunities to complement existing employment nodes around education, health and airport precincts.

The proposed amendment to Schedule 1 of Tweed City Centre LEP 2012 would contribute to current operations by improving access to essential medical facilities for local community and visitors to the locality, providing greater job opportunities and economic benefits.

In summary, the proposal is considered to be consistent with Goal 2 under the Regional Plan.

Goal 3 - Vibrant and engaged communities

Goal 3 acknowledges the region's identity as being shaped by its culture, environment and communities and seeks to ensure growth in the region respects and builds upon and around this legacy.

An amendment to Schedule 1 of Tweed City Centre LEP 2012 as proposed will facilitate medical facilities within the Tweed Heads Bowls Club, bringing benefits for social cohesion and interaction with the local community and visitors to the locality. It will contribute to the existing walkable commercial precinct, promoting activity, social interaction and healthy lifestyles.

Actions under Direction 18 indicate that Aboriginal Cultural Heritage Assessments are to be undertaken to ensure impacts to Aboriginal cultural heritage are minimised and appropriate heritage management mechanisms are identified.

As indicated in Section C(2), there are no registered Aboriginal objects or declared places on the subject site and the site is not mapped as an *Aboriginal Place of Heritage Significance* or Predictive Aboriginal Cultural Heritage area under the Tweed Aboriginal Cultural Heritage Management Plan. In addition, the existing built infrastructure would be used for the medical centre.

Direction 21 seeks to ensure the cost-effective and efficient use of infrastructure by directing development towards existing infrastructure. The site is in an existing urban area and serviced by all required trunk infrastructure.

Local Government Narratives – Tweed

The Regional Plan recognises the need to manage and support growth in Tweed Heads, given the Tweed is the fastest growing area in the region.

There is currently a shortfall of suitably sized floor space currently zoned to permit medical centre services within the immediate area.

The inclusion of 'medical centre' as an additional permitted use within the existing floor area of the Tweed Heads Bowls Club will provide additional land use flexibility to deliver medical services to the local community and visitors to the locality and is consistent with this Local Government Narrative.

2 Is the planning proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?

Tweed Community Strategic Plan (CSP) 2017-2027

The Tweed Community Strategic Plan (CSP) 2017-2027 establishes the following vision: "*The Tweed will be recognised for its desirable lifestyle, strong community, unique character and environment and the opportunities its residents enjoy*".

A goal of the CSP is to plan for sustainable development which balances economic, environmental and social considerations. This is to be achieved through several actions, including planning for well-located and connected centres that meet the business, health and social needs of the community.

Another goal of the CSP is to provide social, cultural and economic opportunities enabling healthy, safer and more inclusive communities. This includes improving local and regional healthcare infrastructure and services and providing more opportunities for people in the Tweed to work.

The intended outcome of this planning proposal responds to the actions and objectives of the Tweed CSP.

3 Is the planning proposal consistent with the applicable State Environmental Planning Policies (SEPPs)?

The planning proposal is consistent with relevant State Environmental Planning Policy applying to the Tweed local government area, being:

State Environmental Planning Policy No 55 - Remediation of Land

The aim of this Policy is to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

As outlined in Section C(2) of this report, contaminated land issues were addressed and resolved as part of the redevelopment application (DA11/0582) issued on 28 August 2012. The existing floor area of the Tweed Heads Bowls Club has previously been used for functions and entertainment uses which do not involve any potential contaminating activities.

State Environmental Planning Policy (Coastal Management) 2018

The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the *Coastal Management Act 2016*.

The subject site is located within the Coastal Environment Area and Coastal Use Area. The site is highly modified and urbanised and retains no significant natural values.

The site is serviced by existing reticulated sewerage system and stormwater management facilities which address both water quality and runoff volumes. The site is not located in close proximity to any of the coastal lakes identified in Schedule 1.

The proposal is not inconsistent with this state policy.

4 Is the planning proposal consistent with applicable Ministerial Directions (s9.1 Directions)?

The planning proposal is consistent with the Ministerial s9.1 Directions, as outlined in Table 1.

<i>Table 1- Consistency with s9.1 Directions</i>			
S9.1 Direction	Application	Relevance to this planning proposal	Consistency with direction
1. Employment and Resources			
1.1 Business and Industrial Zones	<p><u>Summary of Objectives</u> To protect, encourage and support employment / strategic centres.</p> <p><u>Application</u> When a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).</p>	This planning proposal does not apply to land with a business or industrial zone.	Not applicable.
1.2 Rural Zones	<p><u>Objectives:</u> The objective of this direction is to protect the agricultural production value of rural land.</p> <p><u>Application:</u> A planning proposal must: (a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone. (b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).</p>	This planning proposal does not apply to land with a rural zone.	Not applicable.
1.3 Mining, Petroleum Production and Extractive Industries	<p><u>Objectives:</u> The future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials is not compromised by inappropriate development.</p> <p><u>Application:</u></p>	This planning proposal does not include provisions that would trigger the application of this direction.	Consistent.

Table 1- Consistency with s9.1 Directions

S9.1 Direction	Application	Relevance to this planning proposal	Consistency with direction
	<p>When a relevant planning authority prepares a planning proposal that would have the effect of:</p> <ul style="list-style-type: none"> (a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or (b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development. 		
1.4 Oyster Aquaculture	<p><u>Objectives:</u> To protect Priority Oyster Aquaculture Areas (POA) and oyster aquaculture outside such an area, from adverse impacts on water quality, the health of the oysters and oyster consumers.</p> <p><u>Application:</u> When there is a change in land use that could result with adverse impact or incompatibility of land uses.</p>	This planning proposal does not apply to land that would be known or identified as a Priority Oyster Aquaculture Area.	Not applicable.
1.5 Rural Lands	<p><u>Objectives:</u> To protect the agricultural production value of rural land and to facilitate the orderly and economic development of rural lands for rural and related purposes.</p> <p><u>Applies when:</u></p> <ul style="list-style-type: none"> (a) a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environment protection zone, or (b) a relevant planning authority prepares a planning proposal that changes the existing minimum lot size on land within a rural or environment protection zone. 	This planning proposal does not apply to land with a rural zone.	Not applicable.
2. Environment and Heritage			
2.1 Environment Protection Zones	<p><u>Objective</u> To protect and conserve environmentally sensitive areas.</p> <p><u>Application</u></p>	The subject land does not contain any environmentally sensitive areas and is not subject to an environment protection zone.	Not applicable.

Table 1- Consistency with s9.1 Directions

S9.1 Direction	Application	Relevance to this planning proposal	Consistency with direction
	When a relevant planning authority prepares a planning proposal.		
2.2 Coastal Protection	<p><u>Objective</u> To implement the principles in the NSW Coastal Policy.</p> <p><u>Application</u> When a relevant planning authority prepares a planning proposal that applies to land in the coastal zone.</p>	The subject site is located within the coastal zone. Coastal protection was addressed and resolved as part of the staged redevelopment application (DA11/0582) issued on 28 August 2012. This planning proposal relates to existing developed floor area and as such, impacts on the sensitive coastal zone would be negligible.	Consistent.
2.3 Heritage Conservation	<p><u>Objective</u> To conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p><u>Application</u> When a relevant planning authority prepares a planning proposal.</p>	No known items of heritage significance or cultural value are known to occur within or immediately adjoining the subject site.	Consistent.
2.4 Recreation Vehicle Areas	<p><u>Objective</u> To protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.</p> <p><u>Application</u> When a relevant planning authority prepares a planning proposal.</p>	This planning proposal does not seek to change the regulation of recreation vehicles or land on which a recreation vehicle access or development may occur.	Not applicable.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	<p><u>Objective:</u> To ensure that a balanced and consistent approach is taken when applying environmental protection zones and overlays to land on the NSW Far North Coast.</p> <p><u>Application:</u> When a relevant planning authority prepares a planning proposal that introduces or alters an E2 or E3 zone, or an overlay with associated clause.</p>	The subject land does not contain any environmentally sensitive areas and is not subject to an environment protection zone.	Not applicable.

Table 1- Consistency with s9.1 Directions

S9.1 Direction	Application	Relevance to this planning proposal	Consistency with direction
	A relevant planning authority must apply the proposed E2, E3 or the overlay and associated clause consistent with the Northern Councils E Zone Review Final Recommendations.		
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	<p><u>Summary of Objectives:</u></p> <ul style="list-style-type: none"> (a) to encourage a variety and choice of housing types, (b) to make efficient use of existing infrastructure and services, (c) to minimise the impact of residential development on the environment and resource lands. <p><u>Application</u></p> <p>When a planning proposal affects land within:</p> <ul style="list-style-type: none"> (a) an existing or proposed residential zone, or (b) any other zone in which significant residential development is permitted or proposed to be permitted. 	This planning proposal does not apply to land with a residential zone.	Not applicable.
3.2 Caravan Parks and Manufactured Home Estates	<p><u>Objectives:</u></p> <ul style="list-style-type: none"> (a) to provide for a variety of housing types, and (b) provide opportunities for caravan parks and manufactured home estates. <p><u>Application:</u></p> <p>When a relevant planning authority prepares a planning proposal.</p>	The planning proposal does not aim to alter permissibility of caravan parks on the subject land and can be considered as consistent with the provisions of this direction.	Consistent.
3.3 Home Occupations	<p><u>Objective:</u></p> <p>To encourage the carrying out of low-impact small businesses in dwelling houses.</p> <p><u>Application:</u></p> <p>When a relevant planning authority prepares a planning proposal.</p> <p><u>If this direction applies:</u></p>	This planning proposal will not alter provisions regulating home occupations, which will remain a land use permitted without development consent.	Consistent.

Table 1- Consistency with s9.1 Directions

S9.1 Direction	Application	Relevance to this planning proposal	Consistency with direction
	<p>Planning proposals must permit home occupations to be carried out in dwelling houses without the need for development consent</p>		
<p>3.4 Integrating Land Use and Transport</p>	<p><u>Summary of Objectives:</u> To ensure that urban structures, building forms, land use, subdivision and street layouts achieve the following objectives:</p> <ul style="list-style-type: none"> (a) improving access to housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and the distances travelled, (d) supporting the efficient operation of public transport services, and (e) providing for the efficient movement of freight. <p><u>Application:</u> This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land.</p>	<p>The subject site is adjacent existing commercial development. The proposal will contribute to the creation of a vibrant walkable commercial node in this regional city.</p>	<p>Consistent.</p>
<p>3.5 Development Near Licensed Aerodrome</p>	<p><u>Summary of Objectives:</u></p> <ul style="list-style-type: none"> (a) ensure the effective and safe operation of aerodromes, (b) ensure that their operation is not compromised by development, (c) ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast contours of between 20 and 25, incorporates appropriate mitigation measures. <p><u>Application:</u> When a planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome.</p>	<p>The site subject to this planning proposal is not located in the vicinity of a licensed aerodrome.</p>	<p>Not applicable.</p>

Table 1- Consistency with s9.1 Directions

S9.1 Direction	Application	Relevance to this planning proposal	Consistency with direction
	<p><u>What must be done</u> Summary: a planning proposal that sets controls for the development of land in the vicinity of a licensed aerodrome must be subject to prescribed consultation and take certain prescribed matters into account.</p>		
3.6 Shooting Ranges	<p><u>Objectives:</u> (a) to maintain public safety and amenity, (b) to reduce land use conflicts, (c) to identify issues for consideration when rezoning land adjacent to an existing shooting range.</p> <p><u>Application:</u> When a planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to a shooting range.</p> <p><u>What must not be done</u> A planning proposal must not seek to rezone land adjacent to and/ or adjoining an existing shooting range that has the effect of permitting more intensive land uses than those which are permitted under the existing zone or permitting land uses that are incompatible with the noise emitted by the shooting range.</p>	The site subject to this planning proposal is not adjacent to an existing shooting range.	Not applicable.
3.7 Reduction in non-hosted short term rental accommodation period	Applies to Byron local government area.	Not relevant to this planning proposal.	Not applicable.
4. Hazard and Risk			
4.1 Acid Sulfate Soils	<p><u>Objective</u> To avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p> <p><u>Application:</u></p>	The site is mapped as potentially containing Class 2 acid sulfate soils. Acid sulfate soils was addressed and resolved as part of the staged redevelopment application (DA11/0582) issued on 28 August 2012. This planning proposal relates to existing developed floor area and as such, impacts on the acid sulfate soils would be negligible.	Consistent.

Table 1- Consistency with s9.1 Directions

S9.1 Direction	Application	Relevance to this planning proposal	Consistency with direction
	When a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils.		
4.2 Mine Subsidence and Unstable Land	To prevent damage to life, property and the environment on land unstable or potentially subject to mine subsidence. <u>Application:</u> When a relevant planning authority prepares a planning proposal that permits development on land that is within a mine subsidence district, or has been identified as unstable in a study, strategy or other assessment.	The subject site is not within a mine subsidence district and has not been identified as unstable in a study, strategy or other assessment.	Not applicable.
4.3 Flood Prone Land	Applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.	The subject site is not subject to flooding in the design flood event, however is mapped as being impacted in a probable maximum flood event. This planning proposal relates to existing developed floor area. No provisions of this planning proposal are expected to increase the permissible use or density of flood prone land.	Not applicable.
4.4 Planning for Bushfire Protection	<u>Objective</u> (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) to encourage management of bush fire prone areas. <u>Application:</u> When a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land.	The subject site is not mapped as bushfire prone land.	Not applicable.
5. Regional Planning			
5.1 Implementation of Regional Strategies	<u>Objective</u> To give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies. <u>Application:</u>	Compliance of this planning proposal with the general directions of the North Coast Regional Plan, 2036 has been demonstrated in Section B1 of this report.	Consistent.

Table 1- Consistency with s9.1 Directions

S9.1 Direction	Application	Relevance to this planning proposal	Consistency with direction
	When a relevant planning authority prepares a planning proposal.		
5.2 Sydney Drinking Water Catchments	Local government areas not including Tweed.	Not relevant.	Not applicable.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	<p><u>Objective</u> (a) to ensure that the best agricultural land will be available for current and future generations to grow food and fibre, (b) to provide more certainty on the status of the best agricultural land, and (c) to reduce land use conflict.</p> <p><u>Application:</u> When a relevant planning authority prepares a planning proposal for land mapped as: State significant farmland, regionally significant farmland, or significant non-contiguous farmland. A planning proposal must not rezone land identified as “State Significant Farmland”, “Regionally Significant Farmland” or “significant non-contiguous farmland” for urban or rural residential purposes.</p>	The subject site is not mapped as state or regionally significant farmland or as non-contiguous farmland.	Not applicable.
5.4 Commercial and Retail Development along the Pacific Hwy, North Coast	<p><u>Objective</u> To manage commercial and retail development along the Pacific Highway to preserve and protect the safe function of the highway and its users.</p> <p><u>Application:</u> When a relevant planning authority prepares a planning proposal for land in the vicinity of the existing and/or proposed alignment of the Pacific Highway.</p>	Not relevant to this planning proposal.	Not applicable.
5.8 Second Sydney Airport: Badgerys Creek	Applies to other local government areas than Tweed.	Not relevant to this planning proposal.	Not applicable.
5.9 North West Rail Link Corridor Strategy	Applies to other local government areas than Tweed.	Not relevant to this planning proposal.	Not applicable.

Table 1- Consistency with s9.1 Directions

S9.1 Direction	Application	Relevance to this planning proposal	Consistency with direction
5.10 Implementation of Regional Plans	<p><u>Objective</u> To give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</p> <p>Applies when preparing a planning proposal.</p>	Compliance of this planning proposal with the general directions of the North Coast Regional Plan, 2036 has been demonstrated in Section B1 of this report.	Consistent.
5.11 Development of Aboriginal Land Council Land	<p><u>Objective</u> To provide for the consideration of development delivery plans prepared under State Environmental Planning Policy (Aboriginal Land) 2019.</p> <p><u>Application:</u> When a relevant planning authority prepares a planning proposal for land shown on the Land Application Map of State Environmental Planning Policy (Aboriginal Land) 2019.</p>	The subject site is not mapped on the Land Application Map of State Environmental Planning Policy (Aboriginal Land) 2019.	Not applicable.
6. Local Plan Making			
6.1 Approval and Referral Requirements	<p><u>Objective</u> To ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p> <p><u>Application:</u> When a relevant planning authority prepares a planning proposal.</p> <p><u>What must be done:</u> Ensure provisions minimise concurrence roles, consultation or referral of DAs to public authority.</p>	This planning proposal does not propose an amendment of the kind referred to in the Direction.	Consistent.
6.2 Reserving Land for Public Purposes	<p><u>Objective</u> (a) to facilitate the provision of public services and facilities by reserving land for public purposes, and (b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</p>	This planning proposal does not create, reduce or alter existing zoned reserves, and is not the subject of a direction of the Minister or public authority for that purpose.	Not applicable.

Table 1- Consistency with s9.1 Directions

S9.1 Direction	Application	Relevance to this planning proposal	Consistency with direction
6.3 Site Specific Provisions	<p><u>Objective</u> To discourage unnecessarily restrictive site specific planning controls.</p> <p><u>Application</u>: When a relevant planning authority prepares a planning proposal that will allow a particular development.</p>	This planning proposal is consistent with this Direction as it does not alter the existing zone but rather, permits additional uses, with consent.	Consistent.
7. Metropolitan Planning			
7.1 Implementation of A Plan for Growing Sydney	Applies to local government areas other than Tweed.	Not relevant to this planning proposal.	Not applicable.
7.2 Implementation of Greater Macarthur Land Release Investigation	Applies to local government areas other than Tweed.	Not relevant to this planning proposal.	Not applicable.
7.3 Parramatta Road Corridor Urban Transformation Strategy	Applies to local government areas other than Tweed.	Not relevant to this planning proposal.	Not applicable.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Applies to local government areas other than Tweed.	Not relevant to this planning proposal.	Not applicable.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Applies to local government areas other than Tweed.	Not relevant to this planning proposal.	Not applicable.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Applies to local government areas other than Tweed.	Not relevant to this planning proposal.	Not applicable.

Table 1- Consistency with s9.1 Directions

S9.1 Direction	Application	Relevance to this planning proposal	Consistency with direction
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Applies to local government areas other than Tweed.	Not relevant to this planning proposal.	Not applicable.
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	Applies to local government areas other than Tweed.	Not relevant to this planning proposal.	Not applicable.
7.9 Implementation of Bayside West Precincts 2036 Plan	Applies to local government areas other than Tweed.	Not relevant to this planning proposal.	Not applicable.
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	Applies to local government areas other than Tweed.	Not relevant to this planning proposal.	Not applicable.

Section C Environmental, Social and Economic Impact

1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of the proposal?

The site is highly urbanised and does not contain native vegetation or habitat values (refer to Figure 1).

The planning proposal relates to the building envelope of the Tweed Heads Bowls Club and would utilise underused and vacant floor area within the existing club footprint. As such, the proposal would not result in any adverse effects to environmental values.

2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The key constraints associated with the subject site, including acid sulfate soils and flooding can be appropriately managed and mitigated as outlined below.

Acid Sulfate Soils

The subject site is mapped as Class 2 acid sulphate soils (refer to Figure 4). An Acid Sulfate Soil Management Plan is required to accompany any application for works below natural ground surface or works for which the water table is likely to be lowered.

The purpose of this planning proposal is to enable development of a medical centre within vacant floor area of the Tweed Heads Bowls Club and as such, it would not result in any adverse effects to acid sulfate soils.

Flooding

The subject site is not subject to flooding in the design flood event, however is mapped as flood prone in the probable maximum flood event (refer to Figure 5).

In this context, flooding is not considered to impose a significant constraint to the proposed Planning Proposal and can be further addressed at the Development Application stage for any future development.

Contaminated Land

Contaminated land issues were addressed and resolved as part of the redevelopment application (DA11/0582) issued on 28 August 2012. The existing floor area of the Tweed Heads Bowls Club has previously been used for functions and entertainment uses which do not involve any potential contaminating activities.

Bushfire Prone Land

The subject site and surrounds is not mapped a bushfire prone. As such, bushfire risk does not impose a constraint on the development potential of the site.



Tweed Heads Bowls Club

Acid Sulfate Soils

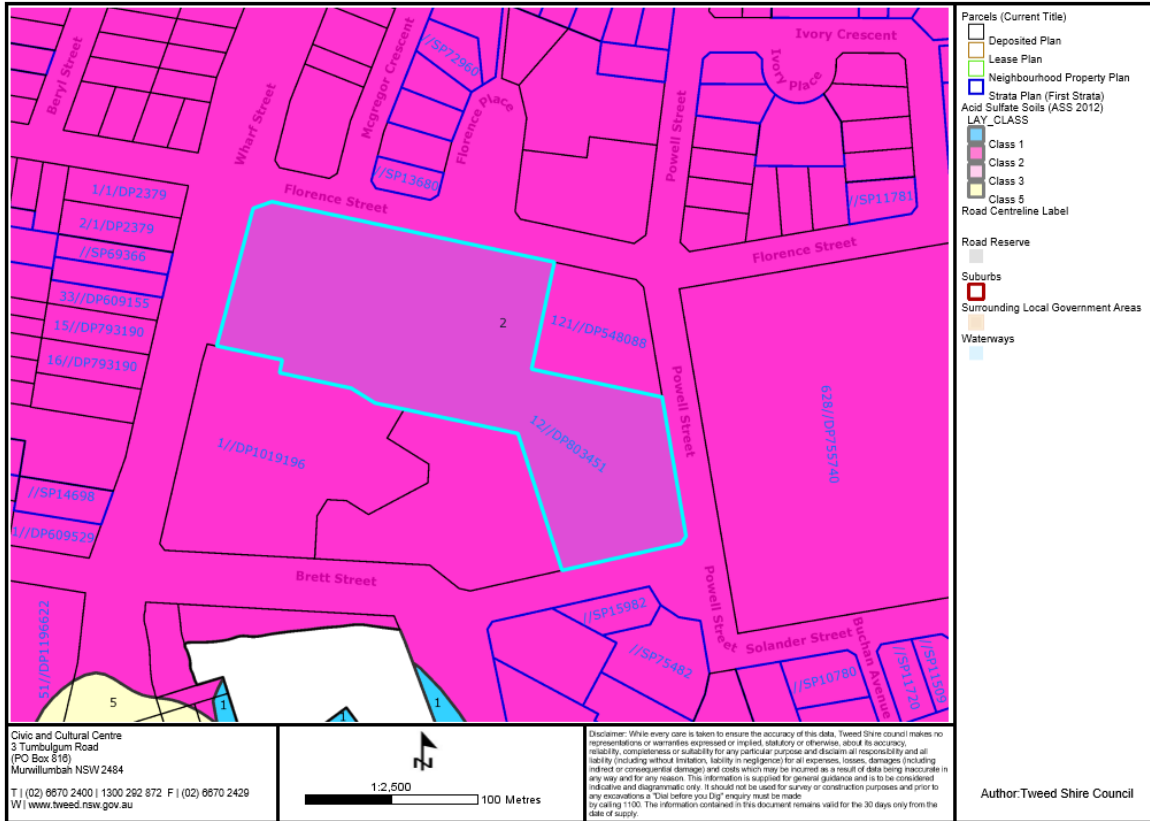


Figure 4 – Acid Sulfate Soils



Tweed Heads Bowls Club

Flooding

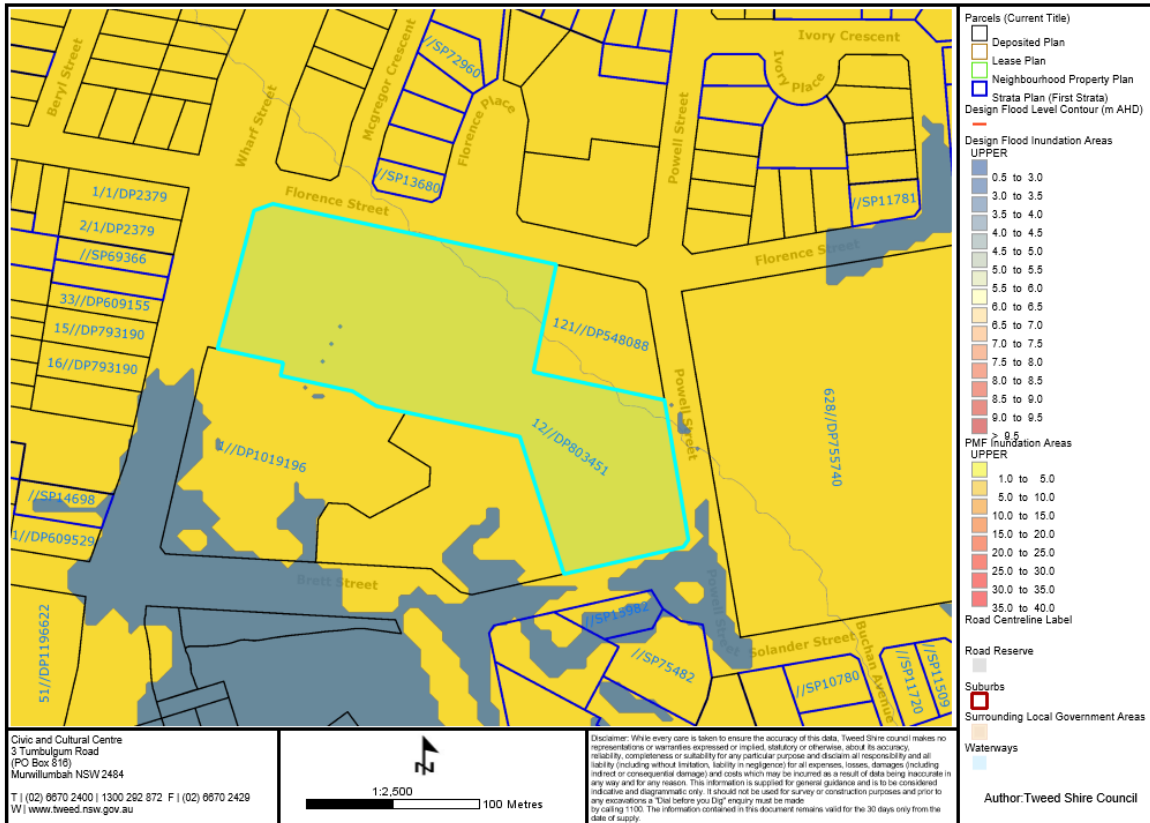


Figure 5 – Flooding

Cultural and Historic Heritage

A search of the Aboriginal Heritage Information Management System (AHIMS) maintained by the Office of Environment and Heritage indicated that there are no registered Aboriginal objects or declared places on or immediately adjacent to the subject site. The site is not mapped as an *Aboriginal Place of Heritage Significance* or Predictive Aboriginal Cultural Heritage under the *Tweed Shire Council Aboriginal Heritage Management Plan 2018*.

The historic heritage database provided under Schedule 5 of the Tweed City Centre LEP 2012 indicated that no items of historic heritage significance are known to occur within or immediately adjoining the subject site.

The subject site has been significantly modified as a result of the existing development and ancillary services. The site is largely cleared of native vegetation. It is considered unlikely that the planning proposal and any future development of the site would impact on Aboriginal cultural heritage or historic heritage values.

Biodiversity

The subject site has substantially been cleared of native vegetation as part of the existing development and ancillary services. It is considered unlikely that the planning proposal and any future development of the site would impact on biodiversity values.

3 How has the planning proposal adequately addressed any social and economic effects?

Both the North Coast Regional Plan and Draft Tweed Regional City Action Plan seek to promote development and revitalisation of Tweed Heads to cater for a large and diverse living and working population. The success of the city centre as a vibrant centre for jobs and businesses, key regional services, entertainment and tourism is critical to Tweed's role as a regional city.

The inclusion of 'medical centre' as an additional permitted use within the existing floor area of the Tweed Heads Bowls Club will provide additional land use flexibility to deliver medical services to the local community and visitors to the locality, which will assist in the extension of the city's employment and service offering.

Section D State and Commonwealth interests

1 Is there adequate public infrastructure for the planning proposal?

This planning proposal does not trigger the provision of any significant additions to or upgrading of public infrastructure within the area.

The site is on the route of the local bus service and the existing road network has adequate capacity to accommodate any additional traffic.

Reticulated water supply and sewer is available to the subject site. There are no known capacity constraints in the existing systems.

The subject site is currently serviced by existing power and telecommunications infrastructure. Power supply and the provision of telecommunication services are not expected to be a constraint. The adequacy of existing services will be addressed as part of any future development application for the subject site.

A public hospital and emergency department is located immediately adjacent the site. Emergency services including a police station and fire brigade are located within 1 kilometre of the site and an ambulance station is located at Kingscliff approximately 10 kilometres south of the site.

In summary, given that there is no increase in the potential population, it is considered that all existing public infrastructure has adequate capacity to meet the anticipated demand generated by the future development.

2 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

A Gateway determination has not yet been issued for this planning proposal. Relevant authorities will be consulted in accordance with the requirements of the Gateway Determination.

The views of consulted public authorities will be summarised and addressed as appropriate in the final Planning Proposal.

Part 4 Mapping

The Planning Proposal will require an amendment to the map pursuant to Clause 2.5 (Additional Permitted Land Uses Map) to identify land subject to this Planning Proposal as item number "1", being Lot 12 DP 803451.

All other maps will remain unchanged.

Part 5 Community consultation

Council will place the Planning Proposal on public exhibition for a period of not less than 28 days (unless otherwise specified) and undertake consultation with all stakeholders as directed, in accordance with conditions of the Gateway Determination.

Community consultation will be commenced with placing a public notice in the local newspapers and on the Tweed Shire Council website. In addition, adjoining landowners will be notified in writing.

Part 6 Timeframe

The following project timeline is intended to be a guide only and may be subject to changes in response to the public consultation process and/or community submissions.

Task	Timeframe	Completed
Referral of the planning proposal for a Gateway determination	November 2019	
Gateway Determination	January 2019	
Undertake requirements of the Gateway Determination and prepare V2 planning proposal	February 2019	
Public exhibition	March 2019	
Agency consultation	March 2019	
Review submissions, respond and prepare V3 planning proposal for Council's consideration	April 2019	
Council report to finalise and refer the plan to the DPE to be made	May 2020	
Referral of the Plan to the DPE for making	June 2020	
Plan to be made within 9 months of Gateway	July 2020	

Summary and conclusions

This planning proposal seeks to provide additional land use flexibility to deliver medical services to the local community by enabling 'medical centre' as an additional permitted use over Lot 12 DP 803451, at 22-38 Florence Street, Tweed Heads.

This would enable the subject land to be developed for the purpose of a medical centre, subject to a development application being assessed on its planning merits.

This planning proposal will be subject to agency and community consultation. The outcomes of the consultation process will be provided in the final version of the planning proposal.



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