



1 WALMSLEY ROAD,
BILAMBIL. NSW

PLANNING PROPOSAL

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DFJ approaches every project in a comprehensively site-specific, analytical and collaborative way. Assembling a highly-specialised team around each job from the region's most talented consultants, contractors and fabricators, DFJ works closely with client and council to achieve unparalleled results across residential, commercial and public sectors. Equally dedicated to both the natural and built environments, sustainability influences all aspects of DFJ.

- Geotechnical



- Ecologist



B& P Surveys

- Survey



- Strategic Planning and Community Consultation

NW CONSULTING

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Executive Summary

The Goal of this Planning Proposal (PP) is to achieve the strategic land use objectives set out by State and local government, amendment is proposed to the Tweed Local Environment Plan (TLEP) 2014.

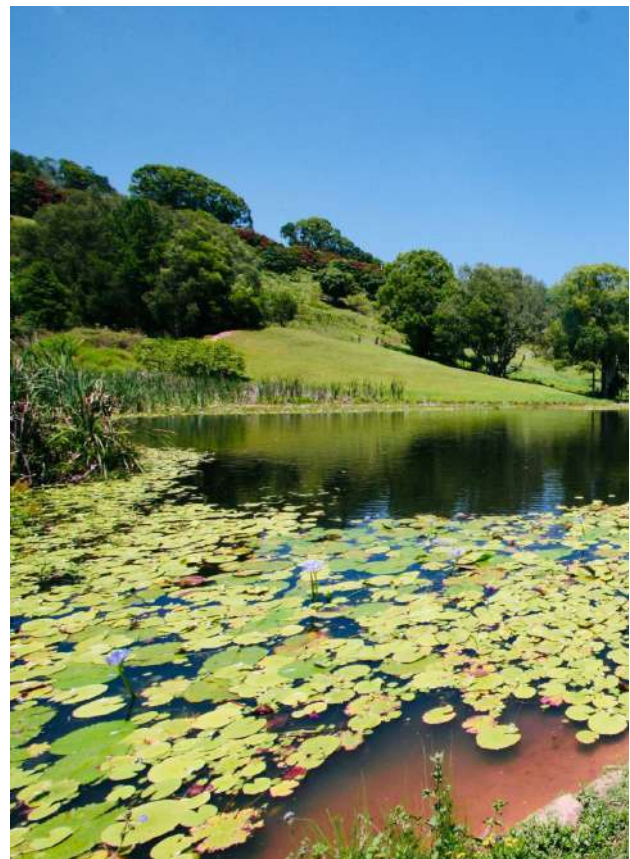
This will enable the development of the vacant land at 1 Walmsley's Road, Bilambil (Lot 1 DP 1032820), for medium density mixed use land with biodiversity land to be preserved.

Intent of draft planning proposal: Adjustment of R1 General residential zone boundary resulting in an increase in residential land and better alignment of environmental zoned land (See Figures/mapping)

The site has an area of approximately 6.268 ha, and has frontages to Walmsleys Road on the south west, and Scenic Drive to the south east. See figure 1 below.

DISCLAIMER

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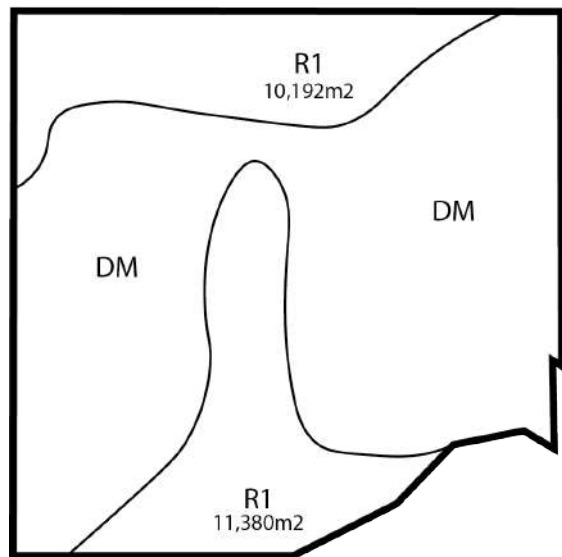




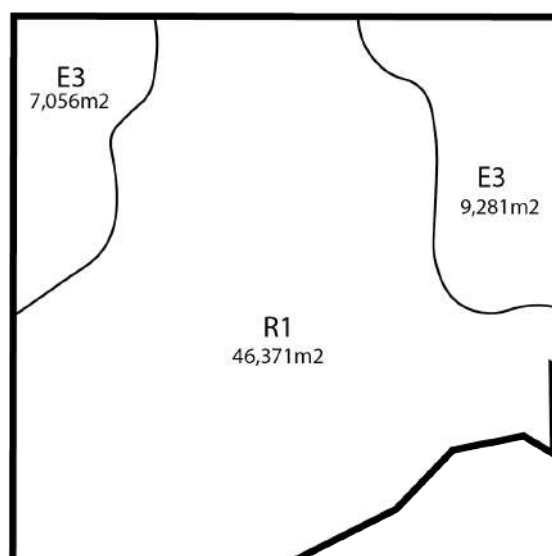
Executive Summary

Figure 1: Zoning
DFJ ARCHITECTS

DM Deferred Matter
R1 Residential
E3 Biodiversity



Existing
Zoning



Proposed
Zoning



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- Attachment 4: Bushland Regeneration Services
- Attachment 5: Pacific Geotech Soil Report
- Attachment 6: Peter Thornton Bushfire Advice



INTRODUCTION

1.1 INTRODUCTION

To achieve the strategic land use objectives set out by State and Local government an amendment is proposed to the Tweed Local Environmental Plan (TLEP) 2014 to enable the development of the vacant land at (Lot 1 DP 1032820) 1 Walmsleys Road, Bilambil Height for medium density, development on the mixed-use land and creation of the biodiversity land. The objective of the new LEP provision is to reestablish the land use zoning for residential development R1 and enhance the biodiversity conservation potential of the remainder of the site. The holding has an area of approximately 6.268ha. The site has frontages to Walmsleys Road to the south west, and Scenic Drive to the south east. See figure 1 below:

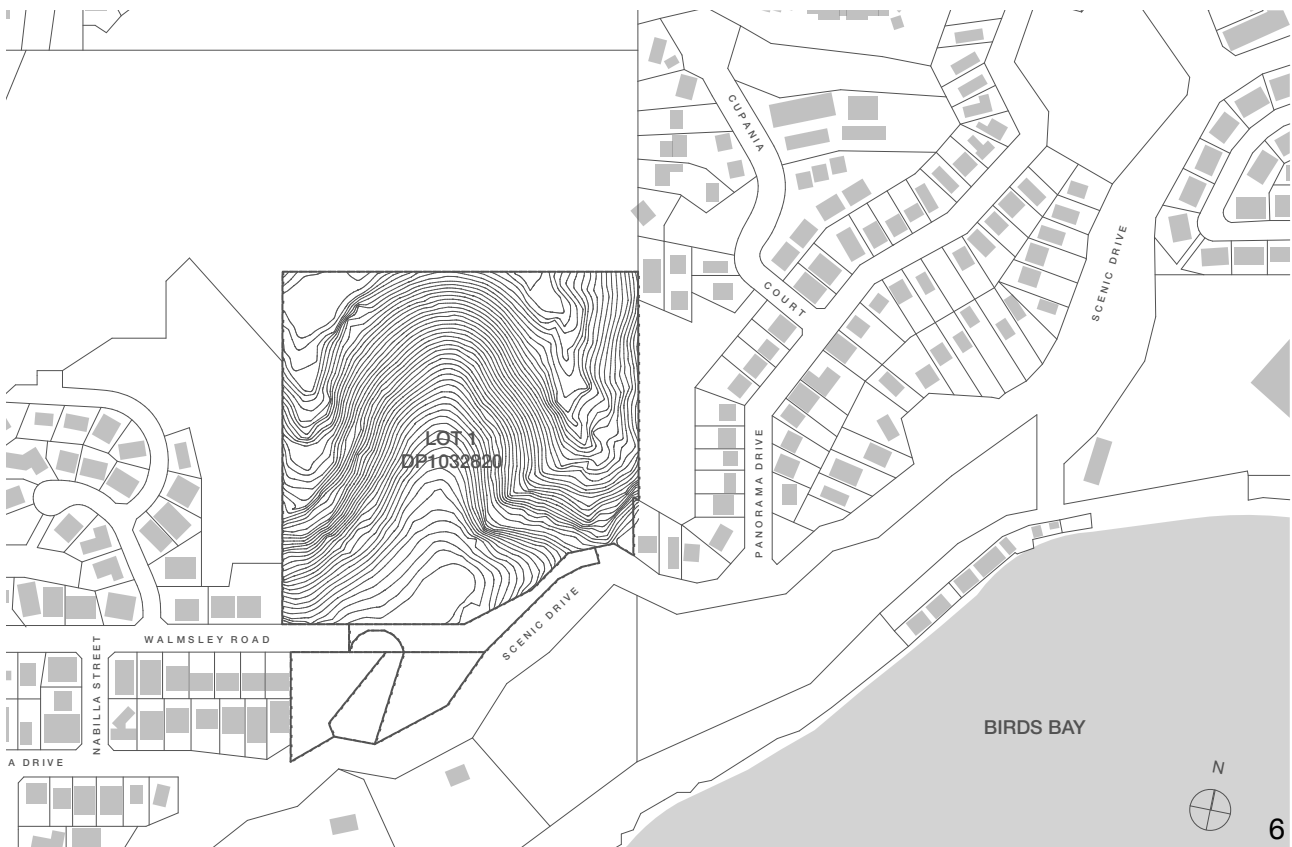


Figure 1.0 : Lot Plan + Context.



Introduction

1.2 Scope and Format of The Planning Proposal

The PP details the merits of the proposed changes to TLEP 2014 and has been structured in the following manner:

Part 1 A statement of the objectives and an introduction to the PP;

Part 2 An explanation of the planning provisions changes based on an ecological site assessment, achieving strategic policy objectives and existing affordable housing demand;

Part 3 The justification for those objectives for the PP, identifying the planning framework applying to the site, and considers the Planning Proposal against relevant strategic plans and policies utilised to achieve the planned outcomes;

Part 4 The utilisation of maps to indicate the planning intent. Description of the matters to be considered in the Department of Planning's A Guide to Preparing Planning Proposals; and

Part 5 Details the community consultation and stakeholder engagement undertaken to refine the Planning Proposal.



Figure 2: Aerial Photograph.



Introduction

1.3 Planning Proposal Outcomes

The outcome of the PP request is a rationalisation of the area of the site currently Zoned R1 General Residential into a developable parcel. This proposed zone alignment has been created by a strategic planning approach to the site. The proposal will result in a 'peninsula' of R1 zoned land, framed by land proposed to be zoned E3 Environmental Living and Biodiversity Conservation.

The PP has been prepared having regard to the capacity identified for as available in the surrounding road network, water and waste water services.

The PP demonstrates strategic land use merit in providing the ability for the site to provide choice in housing affordability, create local jobs and enhance biodiversity outcomes in the area. The net result will be a retained landscape setting providing consolidated housing, with biodiversity buffers adjoining the development. The buffers will minimise the visual impact and fire hazard while enhancing nature conservation outcomes.

This PP has been prepared to explain the provisions intended to modify the LEP and ensure the strategic planning outcomes be realised for the land at 1 Walmsleys Road, Bilambil Heights (Lot 1 in DP 1032820).

This PP has been informed by the publication "Planning Proposals - A Guide to Preparing Planning Proposals" (August 2016). The site, within the Tweed Shire Council Local Government Area (LGA) is currently partly zoned part R1 General Residential

under TLEP 2014, and part deferred matter. The TLEP 2014 imposes a maximum FSR of 2:1 and height of buildings of 13.6m. The deferred area is currently zoned 7(d) Environmental Protection (Scenic/Escarpment) under TLEP 2000. This PP has been prepared for Bilambil Holdings, the owners of the site. The site is already partly zoned R1 General Residential, with a FSR of 2:1 and a height limit of 13.6m.

The land zoned R1 General Residential is divided into a northern and southern portion. The balance of the site is deferred from TLEP 2014, and remains zoned 7(d) Environmental Protection (Scenic/Escarpment) under TLEP 2000. Reflects land proposed for environmental zoning and subject to deferral pending the Department of Planning and Environment (DP&E) of the Northern Councils E Zone Review (October 2015).

At the time of writing this proposal the land use E zones had been deferred from **TELP 2014**. The planning scheme for the application of the environmental zones vary: E2 Environmental Conservation, E3 Environmental Management zone and the E4 Environmental Living zone. It is proposed here that the E3 zone be applied to the balance of the site not to be zoned R1 General Residential.



Introduction

A strategic intention is that parts of the land are suitable for more intensive residential use that provides a wide selection of housing choices.

The PP request seeks a reconfiguration of the residential zone applying to the site to facilitate sensible residential development, as well as the application of a zone to the balance of the land that would retain the vegetation buffer to adjoining sites. This development will allow for sustainability initiatives such as onsite waste water treatment and rainwater harvesting.

The reasoning for the PP concepts are detailed in the attached documents provided by NW Consulting, Dominic Finlay Jones Architects, Bushland Restoration Services, BioLink, and the Tweed Byron Local Aboriginal Council. The land use consolidation concept demonstrates the ability for compact medium density settlement pattern to be developed on the higher portion of the site, leaving a large area for biodiversity conservation, nature trails and enhanced landscape amenity. The concept anticipates a community title approval which would ensure that the balance of the site can be maintained and managed by the community association and other volunteer groups interested in native rehabilitation projects. The community title development concept to accommodate appropriate infrastructure standards of service, access to a mix of dwellings, communal facilities and workplace typologies.

This urban design and building format is intended to be developed in a manner that could have minimal impacts to adjoining development while improving surrounding ecosystems.

The PP reconfigures the existing R1 General residential zone to facilitate a range of ecologically options through the preservation of natural areas. Examples of these are highlighted in the photos of the site in Figures 3. site not to be zoned R1 General Residential.

1.4 The Planning Proposal will facilitate and respond to the North Coast Regional Plan by:

- Contributing towards the additional 11,600 homes required by 2030 in the Tweed;
- Not adversely impact upon threatened ecological community and will release significant landscaping opportunity;
- Provides the housing opportunity within an existing identified urban area;
- Provide housing in a location with reduced susceptibility to natural hazard or climate change;
- Accommodate development on a site not identified as impacted farmland;
- Accommodate development that is unlikely to impact upon the regions Aboriginal heritage;
- The site can utilise existing infrastructure capacity; and
- Provides housing density and choice, housing capable of facilitating 'ageing in place'.
- Meet a range of life cycle needs that is recommended in many Tweed Shire strategic documents.



Introduction



Figure 3: Photos of the land some of the areas intended to be preserved.
Source: DFJ ARCHITECTS



Introduction

1.5 Supporting Plans and Documentation

This proposal has been prepared with input from a variety of planning considerations.

Tweed Shire Council planning staff have been continually consulted in pre-lodgement meetings and with regular staff one on one meetings. Council traffic engineers have advised that adequate utility and transport network capacity on local roads was still available. A traffic report will be supplied in further stages of development. The following reports have been undertaken in Table 1.

| DOCUMENT NAME | PREPARED BY |
|--|--|
| Preliminary Environmental Assessment Report | BioLink |
| Aboriginal Cultural Heritage Recommendations | Tweed Byron Local Aboriginal Land Council |
| Site Assessment and amalgamated rezoning plan | Dominic Finlay Jones Architects |
| Strategic Planning and Community Consultation | NW Consulting |
| Site Survey, assessment and measurement | B&P Surveyors |
| Vegetation Survey and rare and threatened species survey. | Bushland Regeneration Services Tweed Shire Council planning staff |
| Pre-lodgement and other evidence of planning collaboration with local government | |

Table 1: Plans and Documents Prepared to Accompany this Planning Proposal.

Source: DFJ ARCHITECTS



Introduction

1.6 The Proposed Outcomes will be achieved by:

Recommending that, arising from the consideration of this PP, Tweed Shire Council resolve to support the changes to TLEP 2014 as detailed in this PP, and forward the PP for a Gateway Determination to undertake the following:

- Amend the Land Zoning Map to reconfigure the application of the R1 General Residential zone, and
- Apply an E3 Environmental Living and Environmental Conservation zone to the balance of the site;
- Amend the Floor Space Ratio Map to retain the 2:1 FSR applying to the R1 zoned land;
- Amend the Height of Buildings Map to retain the 13.6m height limit to the R1 zoned land, and 8m limit to the balance of the land; and
- Amend the Land Application Map of TLEP 2014 to apply to the entire site.
- The proposed amendment to the LEP is requesting changes to the current land use zones to achieve more efficiency in land use to manifest strategic objectives of the current State and local government planning policies.

The re-alignment of the land use zoning allows for a more sustainable land use pattern of development.

- This will conform to current planning frameworks.
- Is in line with NSW State Government and Tweed Shire Council strategic plans applying to the



Figure 4: Planning Proposal for re-zoning.

Source: DFJ ARCHITECTS



Introduction

1.7 Overarching principles that guide the preparation of the planning proposal are:

Justification is offered here through evidence of the broader strategic objectives set out in the North Coast Regional Plan and Tweed Shire strategic planning of future land uses.

- The Shire anticipates forecast growth demand for housing, jobs and the resulting demand of services to meet that growth.
- This rezoning proposal for 1 Walmsley Road offers a “balance in these competing demands for expansion of urban land and services with protection of sensitive environments, ensuring recreational and community space and promoting sustainable business and employment for the Shire.”
- This is all achieved inside the existing land growth boundary.

The subject site is in the suburb of Bilambil Heights, located 5km south west of the Tweed Heads Town Centre. The site is currently occupied by a former farmhouse and enjoys expansive views to the north over Cobaki Nature Reserve and Terranora Inlet. (Tweed Shire Council Land Use Planning website 2016)

- Development in the vicinity is characterised by traditional house and land subdivision, one of which is a strata title development and medium density residential and aged care development.
- The medium to high-density aged care and assisted living villa's at Bangalor Retreat a few hundred meters away from the site.
- Below 1 Walmsley's Road is a medium density development know as Opal Aged Care that consist of medium density villas for and aged care facility.
- The primary access connection is via the intersection of Walmselys Road and Scenic Drive, linking back to the Pacific Highway.



Figure 5: A key motivation and exemplar is the Habitat Village in Byron Bay Arts and Industrial Estate.

Source: DFJ ARCHITECTS



DESCRIPTION 2

2.1 Subject Site

- Lot 1 DP 1032820
- The site is surrounded by vegetation conservation reserves on the lower eastern, northern and western boundaries.
- The southern side of the site is facing Walmsleys Road and Scenic Drive.
- The property goes by two addresses;
1 Walmsleys Road and 10 Scenic Drive, Bilambil.
- There is an old easement following around the ridge-line, but this is now no longer in effect.
- Tweed Shire Council has planned to build two new water reserve tanks on the southern boundary site. Please see Figure 16

2.2 Site Assessment

The site assessment and appraisal inform the overall strategic land use intent which is aimed at creating a balance between human settlement patterns and biodiversity conservation. The subject site is broadly rectangular, with a frontage to Walmsley's Road and Scenic Drive and has a site area of 62,680sqm.



Figure 6: Site regional context.

Source: Google Maps



Site Description

2.3 Biodiversity and Cultural Heritage

The recent Heritage Site Survey undertaken by Tweed Byron Aboriginal Land Council (TBLALC) states “In the context of Aboriginal cultural heritage management TBLALC has no objections or concerns regarding the rezoning of Lot 1 DP1032820” (attachment 3). The site, while well vegetated, is substantially degraded through many decades of intensive farming for small crops and dairy that has resulted in an infestation of pest species. A site visit with TBLALC indicated that it was highly unlikely cultural artefacts would be located on the slopes of the site as most remnants of former communities are located on ridge-lines and not areas formally intensively farmed.

The core concept of the land use for this Planning Proposal application is to ensure that the resultant built form has minimal impact on the ecosystem. Part of this approach has been the design intent of not removing large native trees and to begin the restoration and repair of the indigenous landscape - that in turn will encourage increased native fauna. This urban design concept demonstrates the ability for buildings to be placed in a consolidated manner, where a biodiversity buffer would enclose the development and could be managed by the community.

The preliminary biodiversity assessment undertaken with BioLink indicates the far western boundary of the site may contain species of significance for

conservation management. This is seen as a major feature and advantage to the future communities’ lifestyle in walking trails and landscape amenity.

The applicant engaged the services of Bushland Regeneration Services (BRS) with Rhonda James to undertake a thorough vegetation survey and assessment to evaluate how best manage the biodiversity conservation and regeneration plan. The vegetation survey below indicates a variety of important plant species that can now be protected through the rationalised approach to land use at 1 Walmsley Road (see Figure 8.)

The vegetation survey forms the rezoning of the land use. Species of environmental significance have priority where future development can be undertaken limiting the impact. The proposed conservation lands to be zoned E3 will be the areas bushland regeneration. The slopes below the building site are part of the bushland regeneration. This managed native regenerated landscape reduces the fire risk to residents.



Site Description

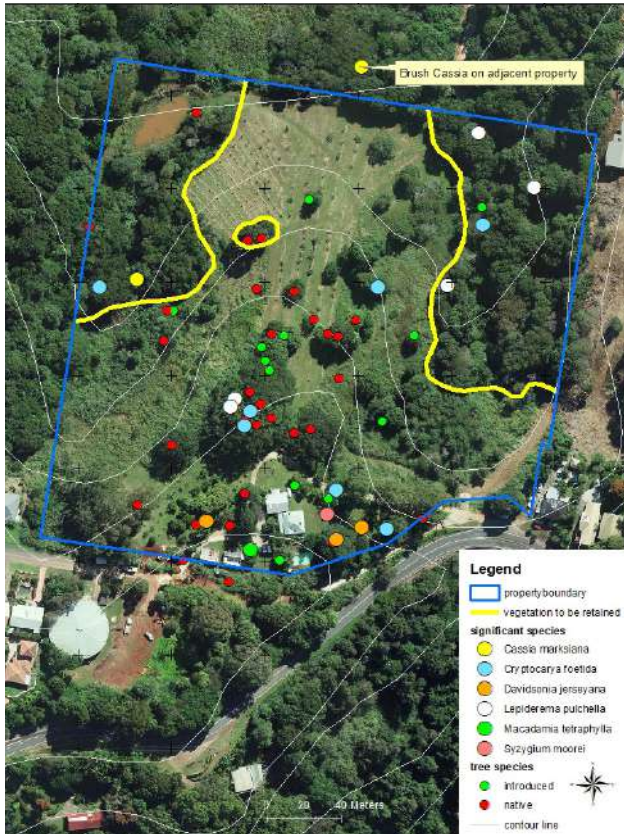


Figure 7: Site Vegetation Survey.
Source: Bushland Restoration Services

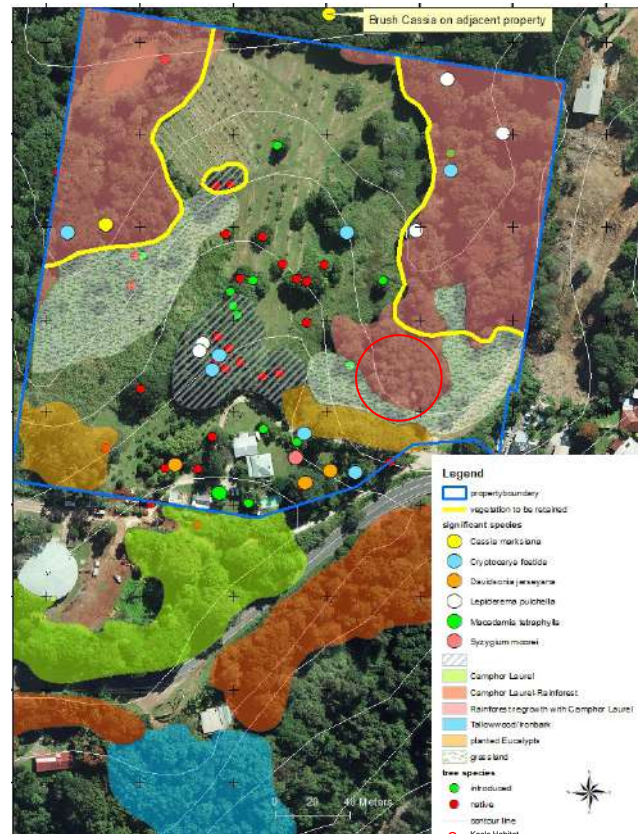


Figure 8: Site Vegetation Survey.
Source: Bushland Restoration Services



Site Description

2.4 Steep Slopes and Fire Risk

The applicant has undertaken bush fire asset protection zone studies.

- A Fire Risk Assessment Consultant has been hired to engaged the risk assessment and evaluation of mitigation measures to provide greater protection in the Asset Protection Zones (APZ).
- To more fully inform the fire risk and hazard reduction measures an extensive vegetation survey showing plant communities was undertaken by Bush Restoration Services (Rhonda James).
- Figure 9 below (map) was mapped to better understand the fire risk. Management of the fuel loads on that site are highlighted.

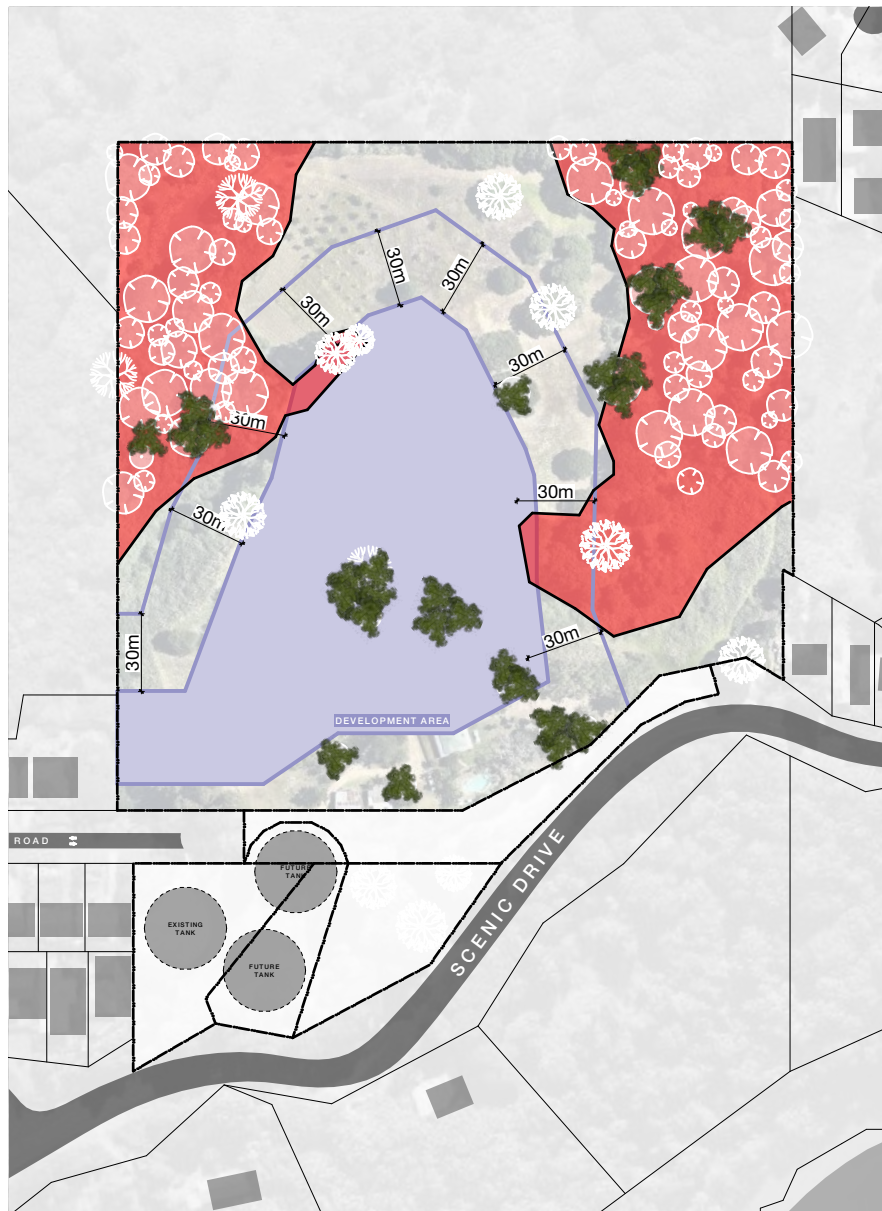


Figure 9: Vegetation setback.
Source: DFJ Architects



Site Description

2.5 Current Planning Framework

The North Coast Regional Plan 2036 has been adopted to provide strategic guidance to development in the North Coast Region of NSW. The plan provides strategic planning protecting the environmental attributes of the region, coordination of employment and infrastructure, provision of vibrant and diverse communities and a variety of housing choices.

The subject land is located within the existing urban area of the Tweed, reflected by the partial zoning of R1 General Residential applying to the land. The Planning Proposal does not represent an urban land release or impact upon identified important agricultural land.

The vision for the plan: “is to create the best region in Australia to live, work and play thanks to its spectacular environment and vibrant communities.” This Planning Proposal is aimed at supporting the regional vision by implementing the goals set forth by the Government in four broad themes:

Enhancement of **“the most stunning environment in NSW”** through building a community that cares for the natural habitats and scenic amenity where the immediate surrounding environment of the dwellings will be laced with nature walks and nature regeneration projects.

This Planning Proposal supports the notion of **“a thriving, interconnected economy”** where the opportunity for a small convenience store and cafe encourages local inhabitants to buy local. The housing typology will accommodate a variety of lifestyles including working from home for those engaged in the knowledge economy and creative class.

The Planning Proposal supports **“vibrant and engaged communities”** where potential facilities such as small-scale convenience store, café and elements such as share social spaces that will act as community hubs and enhance the bonding of neighbours resulting in human connectedness. This proposal intends to provide great housing choice and lifestyle options through building small to medium sized dwellings that include studio spaces, one, two and three-bedroom housing options geared toward affordable living and a mix of lifestyles such as retirees, young families and single households. The urban design intent encourages walkability throughout the site, minimal roads and open layout that is not reflective of a “gated” community.

Priority actions for the North Coast 2017-2019 have been identified in the implementation of the Regional Plan as; “jobs growth, greater housing choice to meet demand, delivering infrastructure to support growth and communities and protecting natural areas. Actions that support these outcomes represent the immediate areas of focus.”

This Planning Proposal meets these regional planning and State Government expectations by creating a sustainable balance between human settlement footprint and natural areas conservation. The site is within the “Urban Growth Area” mapping and not designated “State of Regionally Important Farmland” or “Potential High Environmental Value by the Regional Plan. The site is also within the “Local Growth Area” boundary (LGA).



Site Description

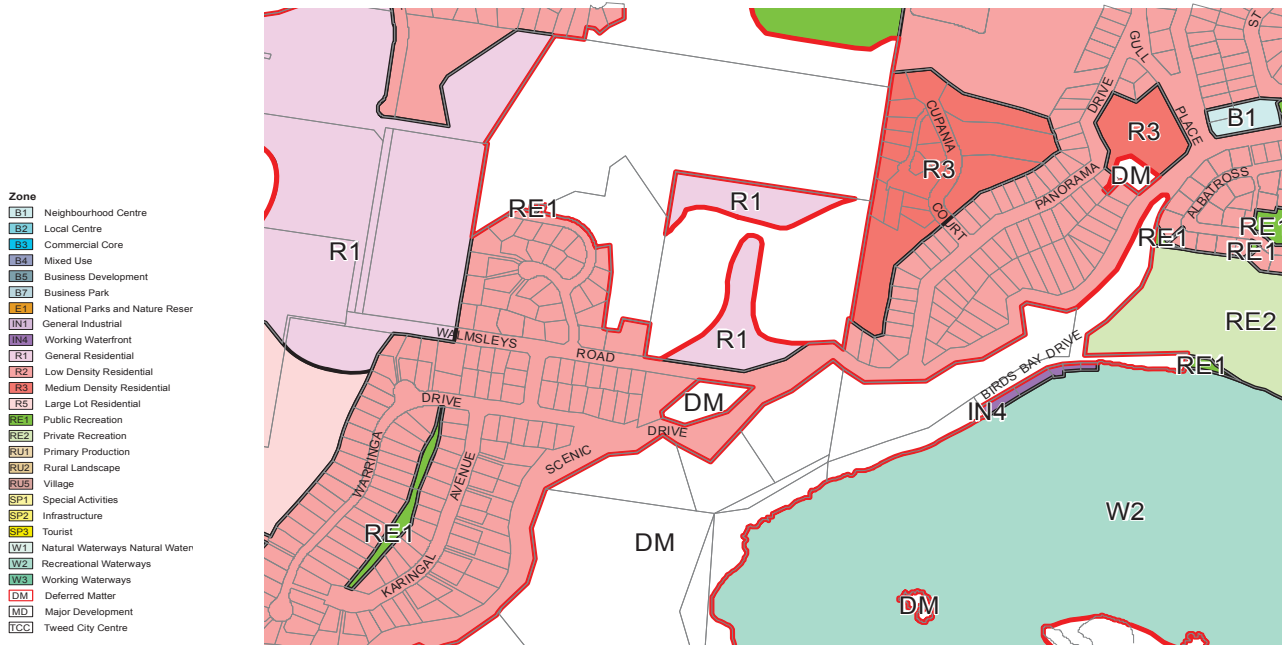


Figure 10: Extract from TLEP
2014 Land Zoning Map.

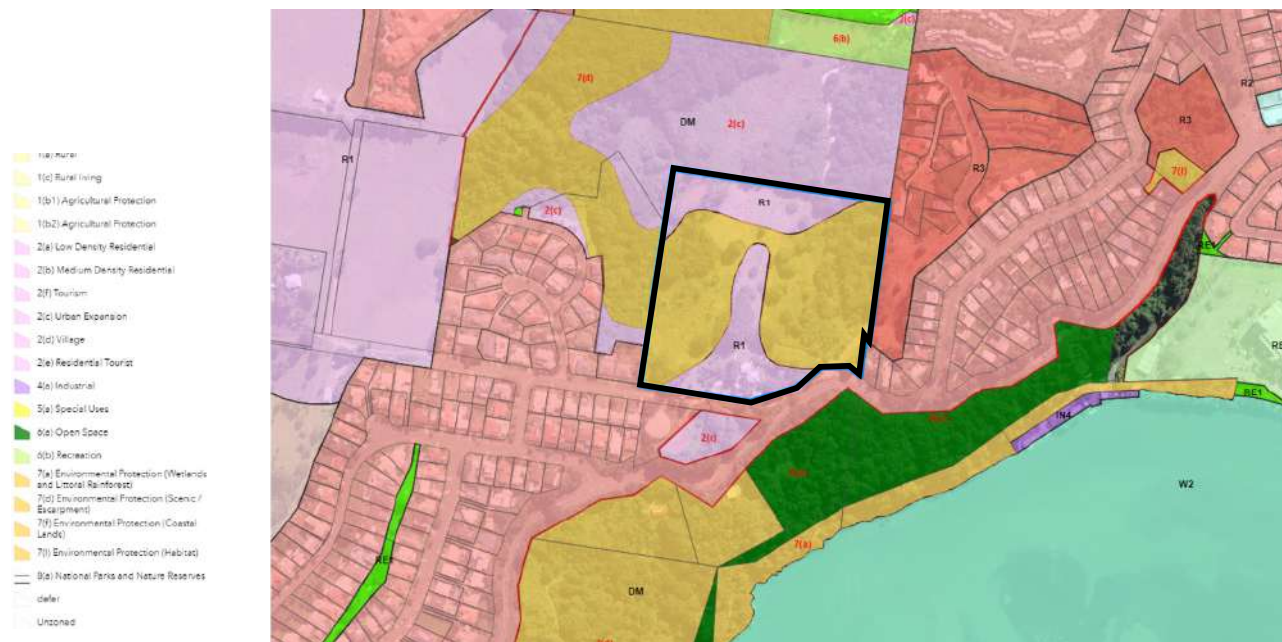


Figure 11: Extract from TLEP
2000 Land Zoning Map.



Site Description

2.6 Tweed Local Environmental Plan (TLEP) 2014

The site is currently part zoned R1 General Residential under TLEP 2014 (see Figure 5 below). The balance of the site is deferred from TLEP 2014 and remains zoned 7(d) Environmental Protection (Scenic/Escarpment) under TLEP 2000 (refer to Figure 6).

The R1 General Residential zone permits a wide range of residential housing forms, including residential dwelling houses, as well as support uses such as food and drink premises, markets, neighbourhood shops, and centre based childcare facilities. Figure 13 depicts compliance with LEP clause 7.1 in regards to acid sulphate soils and opposing works.



Figure 12: Extract from TLEP 2014 Height of Buildings map.



Figure 13: Shown above are the Class 5 Acid Sulphate Soils according to NSW Acid Sulphate Soils Map.



Site Description



Figure 14: Extract from TLEP
2014 Floor Space Ratio
map.



Figure 15: TSC Map Sheet
Minimum Lot Size Map
shows the site has a
minimum lot size of 450
Square metres.



Site Description

2.7 Site Analysis

The subject site is broadly rectangular, with a frontage to Walmsley's Road and Scenic Drive and has a site area of 6.268ha. Initial site investigations conclude that an under supply of medium to high density dwelling structures can be found in Bilambil Heights. With an increasing population, 1 Walmsley Road is an opportunity for community connection and engagement nestled between lot subdivisions. Housing supply and the yield expectations of the site can therefore be framed in this evolving context.

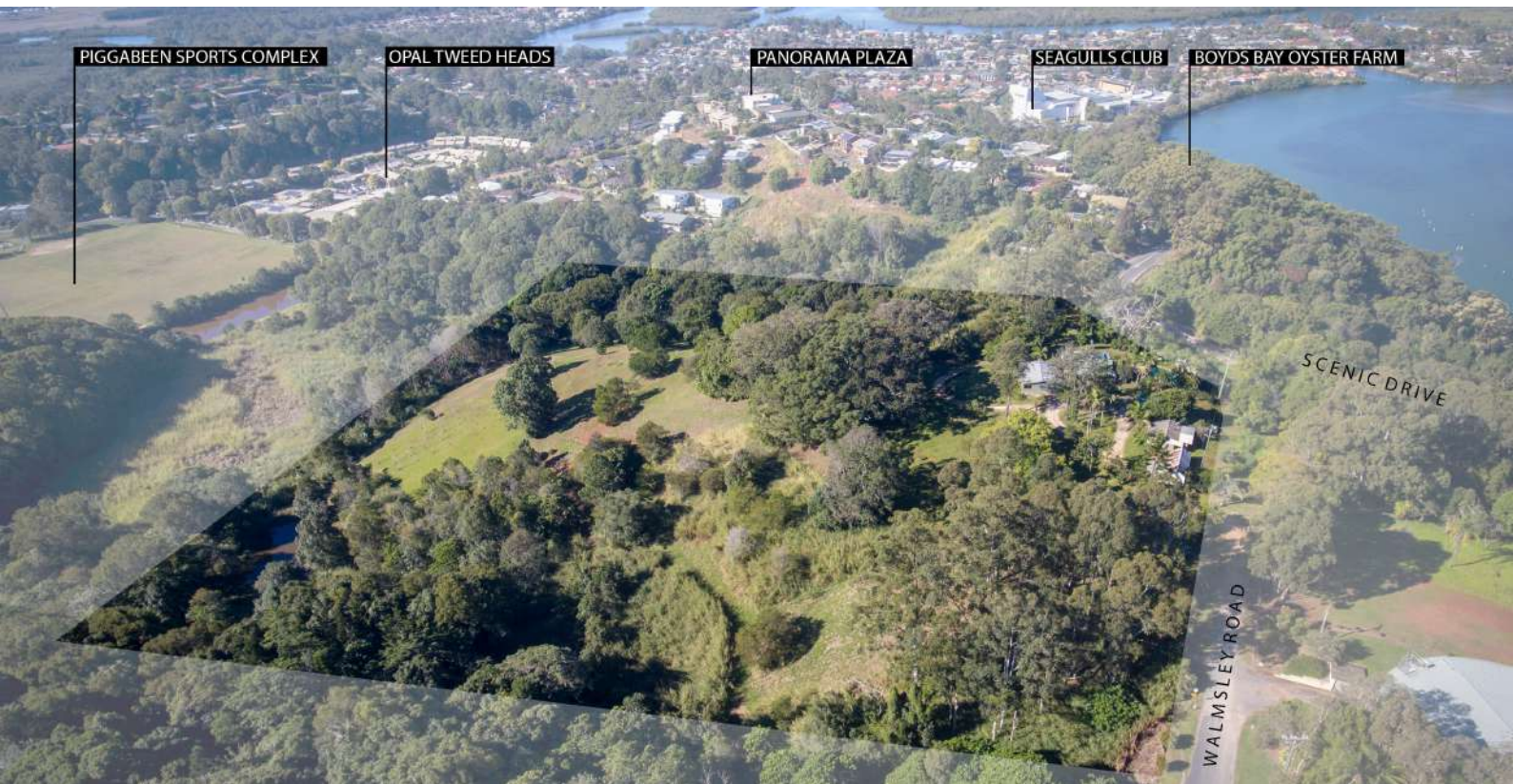


Figure 16: Initial Site Analysis.
Source: DFJ ARCHITECTS



Site Description

2.8 Surrounding Land Uses and Built Form Character

- Development in the vicinity is characterised by traditional brick and masonry housing typically two storeys built since the 1990's.
- The current subdivision patterns provide larger homes on smaller lots, which have minimal space for the provision of landscape settings.
- This existing development pattern and dwelling type is typical of suburban sprawl commonly found in peri-urban subdivisions.
- In terms of contemporary planning and human settlement patterns it is not considered a sustainable form of land use due to its inefficient land use such, low biodiversity conservation outputs and lack of community amenity.
- The neighbourhood aerial map (Figure 15) demonstrates the limited amount of canopy tree planting in the newer housing lots in the vicinity of the site, domestic animals are prevalent.
- In contemporary housing, high density development is encouraged where low impact on natural systems can be achieved.
- This proposal is intent on providing more housing affordability to a neighbourhood currently dominated by single detached homes in a price bracket above the reach of lower income earners and young families.
- The site is surrounded by a mix of low-density high-priced homes and medium to high density aged care facilities which is reflective of the limited scope of house types and its provision for local population demographics.

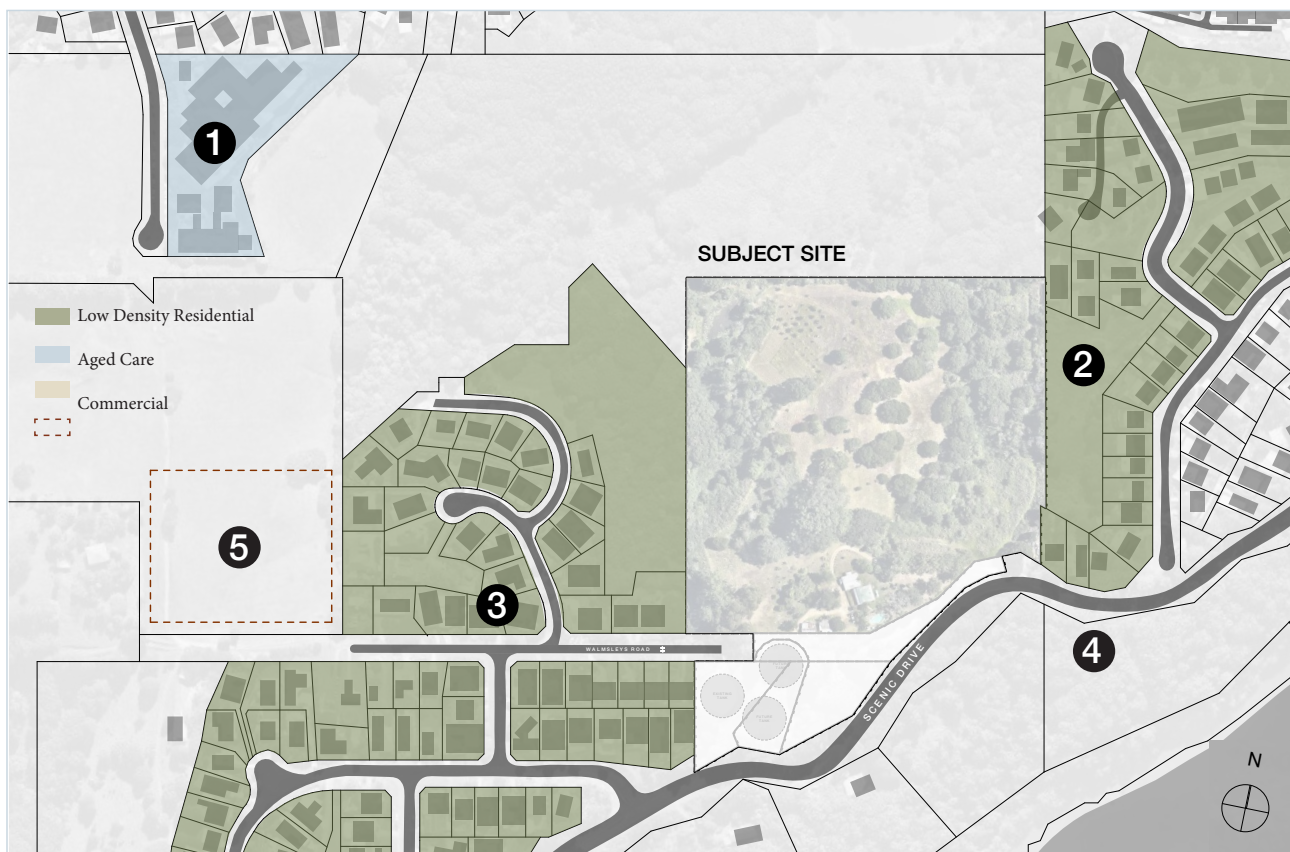


Figure 17: Surrounding Land Uses.

Source: DFJ Architects



Site Description

1 Bangalore Aged Care Facility



2 Over supply of singular residential mode



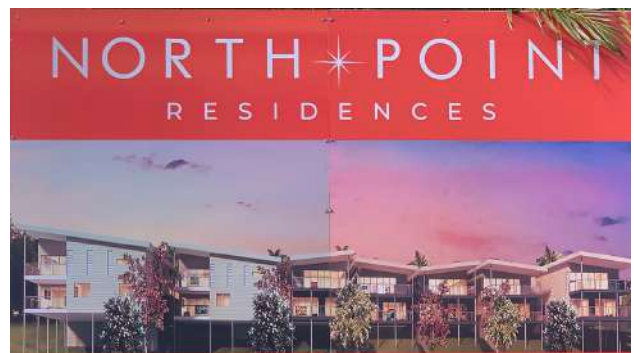
3 Typical Residential Street amenity



4 Lack of public amenity, safe pedestrian traffic movements and public transport.



5 Future Residential Subdivision





Site Description

2.9 Proposed Land Uses

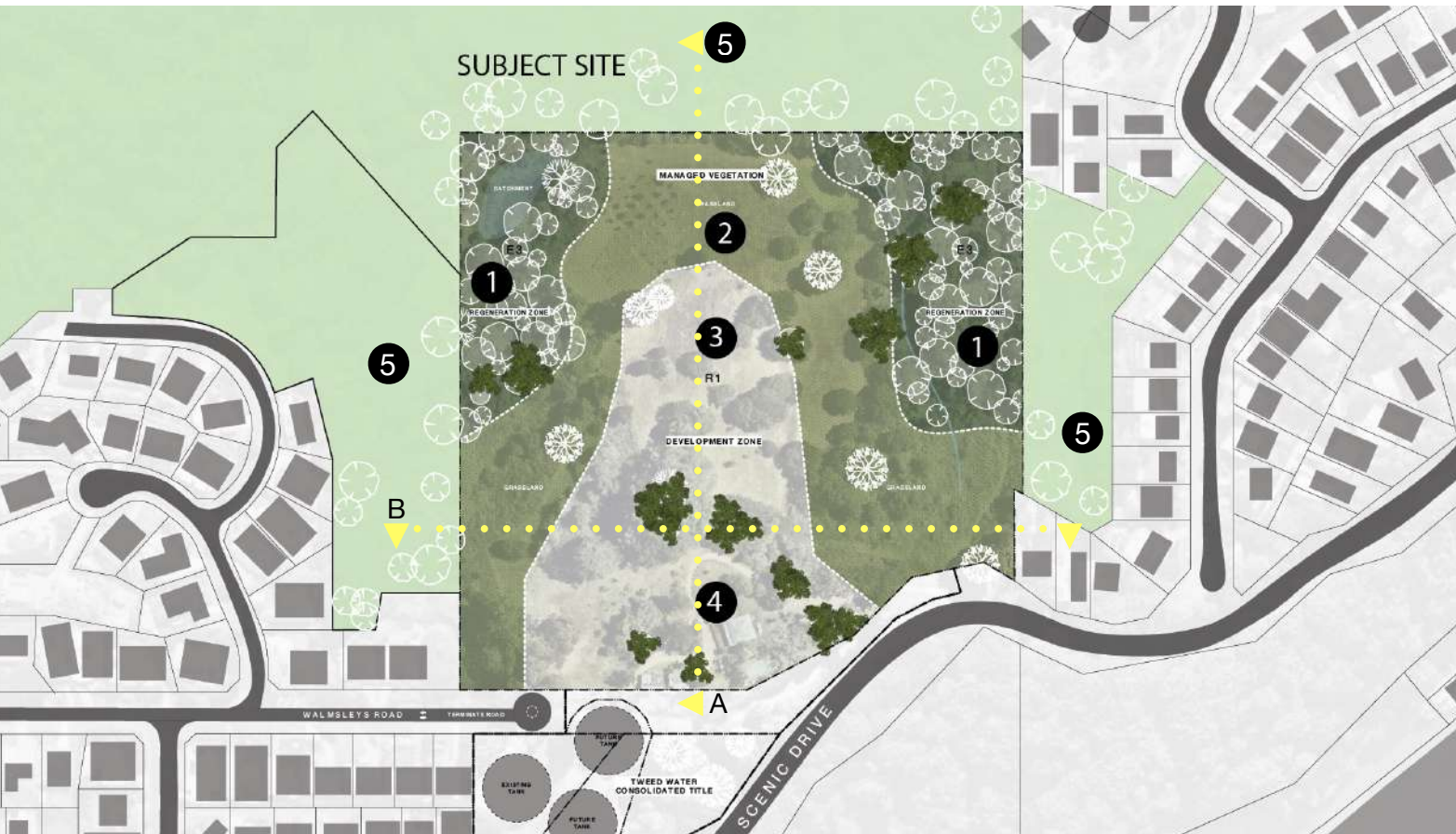
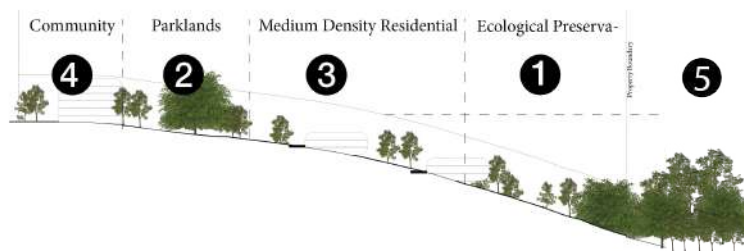


Figure 18: Proposed Land Use
Source: DFJ Architects

Section A



Section B



Figure 18: Proposed Land Use.
Source: DFJ Architects



Site Description

2.9 Proposed Land Uses

1



Sustained and Nurtured natural asset.

2



Managed vegetation and parkland for public and private use.

3



Medium Density Residential Model

4



Mixed Use development for public and community engagement.

5

Surrounding vegetation benefiting from site environmental regeneration.



Planning Proposal

3.1 Overview

This section addresses the DP&E publication Planning Proposals – A Guide to Preparing Planning Proposals (August 2016). This section provides:

- Objectives and intended outcomes;
- Explanation of provisions;
- Justification;
- Mapping;
- Community consultation; and
- Project timeline.

3.2 Objectives and Intended Outcomes

The objective of this PP is to amend TLEP 2014 to reconfigure the application of the R1 zone on the site. The balance of the site is proposed to have E3 Environmental Management land use zone applied. The E3 zone is designed to assist with bush fire management and biodiversity conservation objectives. Under the existing land use zones, the land maybe subdivided in a way that is not supportive of sustainable development principles. The current land use configuration is poorly located considering the opportunities and constraints of the site. A traditional low-density residential subdivision of the land in its current land use dedication would lead to considerable cut and fill to accommodate the development outcomes on the lower part of the site resulting in the modification of the landscape through earth works.

- The existing land use codes do not enhance the natural landscape amenity of the site where there is currently a predominance of weed species as regrowth due to the removal of the native habitat over a hundred years ago.
- To correctly revegetate the site and encourage native flora and fauna much of the existing vegetation on the ridge and immediate slopes will need to be removed.
- The existing TSC LEP cannot meet the objectives of biodiversity conservation,

PLANNING PROPOSAL 3

affordable housing and mixed use of dwelling types as required in the Regional Plan or local planning policies.

- The land use planning aspirations set out in the North Coast Regional Plan are based on rapid population growth in the Tweed area where settlement patterns need to be more sustainable.
- The last land use planning investigation was undertaken in 1987 as a desktop planning analysis.
- This 40-year-old planning review never properly addressed opportunities and constraints on the land that would result in appropriate land use outcomes. The Planning Proposal being recommended will provide the land use realignment with current planning policies intentions along with other important considerations for the site.
- The Planning Proposal application is intended to ensure that logical built form outcomes will achieve the desired outcomes of both State and Local Government can be achieved.

This Planning Proposal will provide for an appropriate configuration of residential zoned land, and the balance of the site with an appropriate zone to manage and enhance the visual landscape qualities. The overall intent of the proposal is to accommodate the desire for sustainable built form and improved biodiversity outcomes.



Planning Proposal

3.3 Explanations of Provisions

- The Planning Proposal proposes to amend TLEP 2014 in the following manner:
- Amend LAP_001 to have TLEP 2014 apply to all of the land;
- Amend LZN_014 to amend the application of the R1 zone, and apply an E3 Environmental Conservation zone to the balance;
- Amend ASS_014 to apply Class 5 designation to the whole of the site;
- Amend FSR_014 to apply Category 2 FSR to the land zoned R1 General Residential;
- Amend HOB_014 to apply Category N2 to the land zoned R1 General Residential, and Category J to the balance of the land; and
- Amend LSZ_014 to apply Category C to the land zoned R1 General Residential.



Figure 19: The existing land use zone.
Source: DFJ ARCHITECTS



JUSTIFICATION 4

4.1 Justification and Strategic Merit

This section addresses the need for the rezoning, identifies the background studies undertaken, why the PP is the best approach and what the community benefits are.

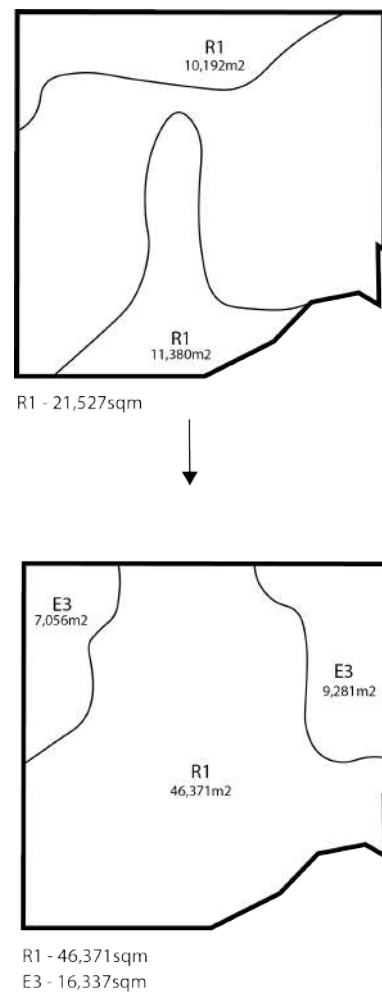


Figure 21: Proposed amended TLEP 2014
Land Zoning Map.
Source: DFJ Architects



Justification

4.2 Section A – Need for the Planning Proposal

Q1

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

The site is subject to several reports and studies; Biodiversity Assessment, Koala Habitat Analysis, Bush Fire Assessment, Cultural Heritage site visit and report, a Character and visual Impact Assessment and a preliminary urban design analysis where the opportunities and constraints of the site were identified. All this information, along with pre-lodgement meetings, Tweed Shire Council and various professional consultation has scrutinised the Planning Proposal through an extensive assessment criterion that was applied to test the capacity for the site to be developed consistent with sustainable development master planning practices.

The urban design and biodiversity planning team consisted of: Dominic Finlay-Jones Architects from Byron Bay, Dr. Steve Phillips and John Gallagher from Bio-Link in Uki, Ned Wales from NW Consulting in Bilambil, Tweed/Byron Aboriginal Council, Bushfire Certifiers, Peter Thornton Bushland Regeneration Services with Rhonda James, Pacific Geotech Civil Engineers, Newton Danny and Chapelle.

The planning work undertaken over the past three years and has led to the proposal of the existing area of the site, already zoned R1 General Residential, to be expanded to allow feasibility of development utilising urban consolidated built form and a platform for broad housing choices. The concepts identify the reconfiguration of the land zones to relocate and reconfigure the R1 land to provide a contiguous zoned area of land for human settlement at the top of the ridge to capture natural airflow and allow other subtropical design principles to be included in the eventual built form.

It is proposed that relevant parts of the site would be zoned E3 Environmental Management Zone. This will accommodate a managed landscaped perimeter to the site, while enhancing lifestyle amenity rehabilitation and management of the environmental zones.

The adjacent biodiversity corridor could have enhanced conservation and regeneration outcomes. The bush fire hazard has been given a preliminary assessment where further advice was sought by the biodiversity team at Tweed Shire. Though this collaboration it was identified that any bushfire risk to future development could be mitigated through a managed landscape outcome.

Council and a civil engineering consultant have been engaged to explore the capacity for water supply and wastewater services, as well as capacity in the local traffic network. As this project progresses, further work will be undertaken to ensure that infrastructure standards are maintained in accordance with Tweed Shire Council expectation and that sustainable development principles are applied.



Justification

4.2 Section A – Need for the Planning Proposal

The site has also been the subject to review by the Tweed Byron Local Aboriginal Land Council (TBLALC). No objections were raised to the proposed rezoning proceeding, subject to at the time of development, appropriate strategies and precautionary measures will be in place should any Aboriginal cultural artefacts be identified. (Please see the letter from TBLALC in the Appendix).

The residential development potential for the site has been predetermined since 1987, and as such the Planning Proposal request does not seek support for a strategic decision on the provision of residential development. The Planning Proposal instead is seeking to reconfigure the land to a more logical and implementable configuration of residential uses and environmental conservation. The perimeter of the site would then be subject to provisions to support its retention as a natural landscaped buffer and natural resource land management planning undertaken by environmental consultants.

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the practical process available to reconfigure the zoning applying to the land. The work undertaken by professional consultants has informed the opportunities and constraints on the site. Major disadvantages have been identified for building residential communities under the existing land use plan. Creating a neighbourhood of single detached houses at a price point beyond the reach of most first home buyers and the elderly on pensions and fixed incomes. The Planning Proposal here aims to allow opportunities for the young and the elderly to also share the benefits of region with housing provided in an affordable way.

It is anticipated that the housing choice for future development on this site will include consolidated building footprint to reduce human impact on the natural environment and enhance amenity to the surrounding community.



Figure 22: C.A.L.M, Coffs Harbour
Source: DFJ ARCHITECTS



Justification

4.3 Section B – Relationship to Strategic Planning Framework –

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional strategy, or district plan or strategy (including any exhibited draft plans or strategies)?

In considering if a PP should proceed to gateway determination, strategic merit is to be demonstrated. Section B – Relationship to Strategic Planning Framework from ‘Planning Proposals’ – A Guide to Preparing Planning Proposals (August 2016) provides the matters to be considered when determining strategic merit. The particular matters to be considered are addressed below.

4.4 North Coast Regional Plan 2036

For the Tweed Shire, the Regional Plan identifies requirement to accommodate projected populations of 115,350 by 2036, and 56,050 dwellings. The growth is to ensure alignment with employment and education opportunities, and access to services. Growth is to be managed and accommodated while achieving the environmental protection and impact mitigation sought by the plan. The Planning Proposal is within an identified Urban Growth Area, and is already partly zoned R1 General Residential under TLEP 2014. The consistency of the request against the relevant goals is set out below.

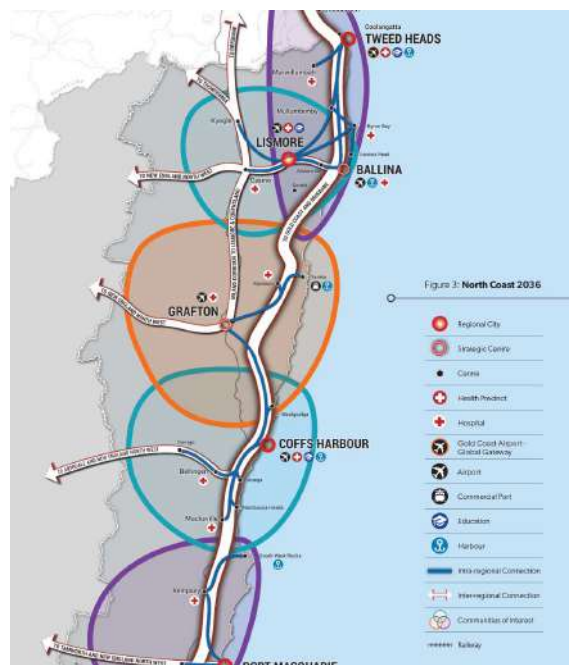


Figure 23: North Coast Regional Plan 2036



Justification

4.5 Goal 1 - The Most Stunning Environment in NSW

- The proposal applies an already disturbed and partly zoned land in an urban growth area.
- The site is not identified as containing ecologically significant communities.
- The concepts demonstrate how biodiversity in the site could be enhanced with large perimeter buffer areas.
- The site is not subject to natural hazards such as flooding (see Figure 19).
- In consideration for the scientific modelling that predicts more severe weather events and major flooding of low-lying areas, land on higher locations within the Urban Growth Area will be of greater value and in greater demand.
- The provision of affordable and higher density living on land such as this site will gain in popularity and development pressure will ensue.
- The land use mix can accommodate impacts such as climate change there is great potential for new communities on higher ground to achieve a balance between human settle patterns and biodiversity protection.



Figure 24: Precedent Image

- The strategic direction of this PP is to ensure resilience of future generations facing rapid changes in the climate by providing housing choice, biodiversity enrichment and open space for other activities such as small-scale food production for local residential consumption at the scale often found in urban agricultural activities for example such as that found in the towns and cities in Cuba.
- The Planning Proposal is considered to be consistent with this goal.

4.6 Goal 2 - A Thriving, interconnected economy

This goal seeks to strengthen centres, inter-regional and cross regional relationships and to coordinate the growth of regional cities and protect important agricultural lands.

Relevant contributions to creating a thriving economy include the provision of built form designed around live, work and play priorities, where knowledge economy workers to undertake home office activities, working online, and recreation in communal facilities on site.

This housing typology will be based on concepts such as;

- Habitat, Byron Bay, where residents enjoy housing choices, access to communal facilities and professional meeting and work places.

The site is not mapped as high priority agricultural land and thus the proposal is considered to be consistent with Goal 2.



Justification

4.7 Goal 3 - Vibrant and Engaged Communities

The concepts create;

- A variety of housing types, suitable for a range of life cycles and life stages.
- The ability to accommodate a mix of communities on a site within an existing urban area fosters inclusiveness and interaction.
- An open development of inclusiveness, with nature trails found in the E3 zone and surrounding area will be interconnected with other biodiversity networks.
- The proposed yield is to be approximately 90 dwellings in a compact medium density form, and a mix of businesses.

The site is not subject to heritage restriction and is unlikely to disturb Aboriginal cultural items or places. An assessment from the Tweed Byron Aboriginal Land Council confirms this statement, refer to appendix.

The site is within an existing urban area, and has access to existing utility infrastructure, with capacity available to service future development of water supply and wastewater treatment. Preliminary investigation identifies the capacity of the road traffic network to accommodate this growth. The proposal is considered to be consistent with Goal 3.



Figure 25: Precedent Image

4.8 Goal 4 - Great Housing choice

Tweed is planned to accommodate an additional 11,600 dwellings by 2030. The requested reconfiguration of the R1 zone applying to the land will facilitate additional housing supply and provision. The R1 General Residential zone allows for a variety of housing types that are able to respond to the site topographically and provide housing choice to suit a range of needs and demands. The proposal is considered to be consistent with Goal 4.



Figure 26: Precedent Image



Justification

4.9 Tweed Shire Urban Land Release Strategy

The site is outside of the potential land release investigation areas and is within the existing urban designation areas of the Tweed.

The current site has two (2) areas zoned R1 General Residential, with a total open area of 1.925ha (30.7% of the site). The proposal realigns the R1 General residential zone into a single area of 4.114ha (74% of the site). This leaves 26% of the site as E3 Environmental Management zone.

- It has been established with Biodiversity Conservation Officers at TSC that the application of the E3 zone, if approved, would

not conflict with the Northern Council's 'E Zone' Review, released by the DP&E in October 2015.

- The project reconfigures existing zones to enhance biodiversity and ecological efficiency.
- The site and location of the R1 General Residential zone, has been calculated using analysis of bush fire hazard asset protection zones.
- The site is not subject to significant aircraft noise, flooding, or other known environmental impacts that would limit its suitability for residential use. Nor will the additional dwellings and accompanying amenities obstruct the lifestyle of the existing residents.

4.10 Does the proposal have strategic merit?

Is it:

- Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or
- Corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; or
- Consistent with a relevant local council strategy that has been endorsed by the Department; or
- Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls?

The proposal is considered to have strategic merit.

- The decision has already been made to apply the R1 General Residential zone to part of the land.
- The Planning Proposal seeks to rationalise the application of the zone into a single developable parcel, with the balance of the land to form a

vegetation buffer protecting the scenic qualities of the site.

- The PP also responds to a shifting demographic as a new generation of workers are looking for a community-based development that provides a range of housing choices beyond the existing choice of single-family detached houses typical of peri-urban urban sprawl.
- The proposed land use changes would more easily facilitate the growing desire of the current generation to reduce time spent maintaining privately held suburban gardens full of exotic plants to one of share access to a range of community landscape amenity and facilities such as pools and walking trails.
- This approach is in alignment with the Tweed Shire Employment Lands Strategy, 2009 and meets the following criteria quoted from the strategy.



Justification

4.11 Planning Principles and Locality Recommendations, Key Planning Principles.

“It is important in guiding the identification of future employment lands development in Tweed Shire over the short, medium and long term that a set of principles be adopted that acknowledge Tweed's potential competitive strengths. They should also lead to a diversification of the economic base in a sustainable manner. Finally, they should acknowledge the work already undertaken in the Tweed and in the Northern Rivers Region.”

The principles are as follows (not in order of importance):

- The Tweed economy is fundamentally linked to the economy of South East Queensland and the employment strategy needs to reflect this.
- Tweed acknowledges the changing nature of employment and technology and the need to promote mixed use developments in proximity to urban areas that allow innovation and sustainable employment.
- In order to reduce the likelihood of supply shortage it is appropriate to have a 25-year supply of industrial land and a similar supply of potential office space to satisfy reasonable demand estimates.
- Employment land needs to be available in a range of locations in order to create choice in the market.
- Climate change needs to be recognised as both a constraint and an opportunity in the economy of Tweed Shire and the region.
- Precinct based planning principles for new or redeveloped employment lands areas needs to be incorporated into Council planning controls and planning policy to encourage co-location of similar employment generators or industries
- Diversity in lot size in industrial and mixed-use areas will be required to promote the attraction of specific tenants that fit the competitive strengths of the Tweed.
- Focus the attention of new employment areas on the potential for export industries and employers without neglecting the service industry needs of the Tweed community.
- Consider new or expanded employment areas with existing or potential access to regional transport links such as the Gold Coast airport, Pacific Motorway and the future extension of the railway system from South East Queensland into northern NSW.
- Make provision for local service industries and employment areas in suitable locations relevant to existing and future urban areas.
- Acknowledge the current and future roles of urban centres in the urban hierarchy of Tweed Shire and how these fit with existing and future employment areas.
- Home based employment opportunities need to be maintained and if practical expanded in future planning controls and planning policy to recognise the contribution this option can make to sustainable employment and changing technology.
- Encourage co-location of similar employment generators to create “synergies.”
- Capitalise on the availability of water and sewerage infrastructure to encourage movement of significant employment generators into the Tweed.

These key planning principles set out by the Shire are relevant to what land development outcomes may come about during the manifestation of the built form outcome, where mixed-use and “shop top” building typology can attract live, work and play synergies in the immediate locality of this development proposal. Recognising spatial adjacencies and proximity to existing residents an investigation into the potential impact on amenities and noise will follow further stages of development.



Justification

Q3(b). Does the proposal have site specific merit, having regard to the following?

The natural environment (including known significant environmental values, resources or hazards); The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal; and .The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provided. The strategic decision to apply a residential zone to the land was made in the 1980's. This request seeks to reconfigure and consolidate the R1 General Residential zone, expanding the residential area, and, to apply an environmental zone to the site's perimeter.

The environmental zone will be a biodiversity conservation zone directly connected to other biodiversity reserves adjoining the property. This expands the natural areas across the site. A medium density residential development of the land is consistent with development in the vicinity (e.g.Opel Aged Care community and the much larger Bangalore Retreat.)

Other site-specific merit is the open space that has undergone both a preliminary desktop environmental assessment report provided by BioLink, and an in-depth vegetation survey by Bushland Regeneration Services (See attached in the Appendix). These reports identify plant species in the vegetated areas on the far western boundary and plant species on the far eastern boundaries where the E3 Environmental Management zone is sought to apply. Both of these areas are open spaces. The in-depth field survey undertaken has

verified native species of significance exist on the property. The finding from the vegetation Survey has been discussed in several meetings and worked in coordination with Tweed Shire Council nature resource management staff and Tweed Water regarding their adjoining site. This report has been used for both bush fire asset protection zones and biodiversity restoration.



Justification

Q4. Is the planning proposal consistent with a local council's Local Strategy, or other local strategic plan?

Tweed Shire Council has prepared and adopted the "Tweed Shire Urban Land Release Strategy 2009." The plan Employment Land Strategy was prepared to identify how housing employment target for the region would be met. The site, the subject to the PP is not strictly an urban land release as the site is already partly zoned R1 General Residential under the Tweed LEP 2014. The proposal seeks to reconfigure the application of the R1 Zone and address the balance of the site which was deferred from the Tweed LEP 2014.

In this regard the proposal does not conflict with the strategy as it:

- Proposes infill in an existing urban area;
- Utilises existing utility infrastructure;
- Avoids land adjacent to natural hazards;

- The configuration allows for the provision of vegetation protection to address potential bushfire risk;

Preliminary investigation concludes that no Aboriginal cultural heritage would be disturbed; and The proposed land use gave configuration would reclaim the visual buffering of perimeter vegetation.

Q5. Is the planning proposal consistent with applicable state environmental planning policies?

The consideration of the State Environmental Planning Policies and deemed SEPPs has identified that the planning proposal does not conflict with any of these policies:

| SEPP TITLE | CONSISTENCY | COMMENT |
|--|-------------|--|
| 14. Coastal Wetlands | Yes | Site not mapped as coastal wetlands |
| 26. Littoral Rainforest | Yes | Site not identified as Littoral Rainforest |
| 44. Koala Habitat Protection | Yes | The site does not include potential koala habitat. |
| 55. Remediation of Land | Yes | The PP does not alter land use permissibility or introduce permissibility for sensitive land uses. Past land use of dairy and orchard would continue to be considered at Development Application stage as required by Clause 7 of the SEPP. |
| 65. Design Quality of Residential Flat Development | Yes | The Masterplan has had regards to the principles of SEPP 65. |
| SEPP (Building Sustainability Index: BASIX) 2004 | Yes | This SEPP is relevant to specific development that would be permitted on the land. Future development would need to comply with these provisions. |
| SEPP (Educational Establishment and Child Care Centres) 2017 | Yes | The SEPP applies to land zoned R1 General Residential. The PP does not alter the potential application of the SEPP to development. |
| SEPP (Housing for Seniors or People with a Disability) 2004 | Yes | This SEPP is relevant to specific development that would be permitted on the site and would need to comply with these provisions should this development be pursued. |
| SEPP (Infrastructure) 2007 | Yes | This SEPP is relevant to particular development categories. This PP does not derogate or alter the application of the SEPP to future development. |
| SEPP (Exempt and Complying Development Codes) 2008 | Yes | This SEPP is relevant to particular development categories. This PP does not derogate or alter the application of the SEPP to future development. |
| SEPP (Affordable Rental Housing) 2009 | Yes | This SEPP is relevant to particular development categories. This PP does not derogate or alter the application of the SEPP to future development. |
| SREP (State and Regional Development) 2011 | Yes | The PP does not alter the application of the SEPP to development. This may be carried out on the land. |

Table 2: Consistency of the Planning Proposal with SEPP titles.



Justification

Q.6 Is the planning proposal consistent with applicable Ministerial Directions (S117 Directions)?

The PP would be consistent with all relevant Directions as detailed below:

| S117 DIRECTION TITLE | | CONSISTENCY COMMENT | |
|---|-----|---|--|
| 1.0 Employment and Resources | | | |
| 1.1 Business and Industrial Zones | N/A | | |
| 1.2 Rural Zones | N/A | | |
| 1.3 Mining, Petroleum Production and Extractive Industries | N/A | | |
| 1.4 Oyster Aquaculture | N/A | | |
| 1.5 Rural Lands | N/A | | |
| 2.0 Environment and Heritage | | | |
| 2.1 Environment Protection Zones | Yes | The area deferred from the Tweed LEP 2014 is zoned 7(d) Environmental Protection (Scenic Escarpment) under Tweed LEP 2000. The PP proposes the application of a Environmental Living zone. The application of a zone would be a new zones in the Tweed LEP 2014. The application of the zone would not conflict with the Northern Councils E Zone Review. | |
| 2.2 Coastal Protection | N/A | | |
| 2.3 Heritage Conservation | Yes | There are no known matters of heritage significance required to be considered for the site and there are no heritage items located on the site. | |
| 2.4 Recreation Vehicle Areas | N/A | | |
| 2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs | Yes | E3 zones proposed. | |
| 3.0 Housing, Infrastructure and Urban Development | | | |
| 3.1 Residential Zones | Yes | The proposal is considered to be consistent with the direction, including the potential to broaden housing choice and provision in a location able to make efficient use of existing infrastructure and services. The range of housing includes 5% of the uplift as Affordable Rental Housing that would be dedicated free of charge to the Council. | |
| 3.2 Caravan Parks and Manufactured Home Estates | NA | | |
| 3.3 Home Occupations | Yes | Home occupations will continue to be permitted, to be carried out in dwelling houses without the need for development consent on residential zoned land. | |
| 3.4 Integrating Land Use and Transport this Ministerial Direction | Yes | The PP and proposed zone configuration will: <ul style="list-style-type: none">Improve access to housing and services in an existing urban area; andIntegrate with the existing urban environment. | |
| 3.5 Development Near Licensed Aerodromes | NA | | |
| 3.6 Shooting Ranges | NA | | |
| 4.0 Hazard and Risk | | | |
| 4.1 Acid Sulphate Soils | Yes | The land is identified as potential Class 5 Acid Sulphate Soils. The range and type of development that would be facilitated is unlikely to be undertaken below RL 5.0m AHD, with the lowest level on the site being RC 12.0m and where no development is contemplated. | |
| 4.2 Mine Subsidence and Unstable Land | NA | | |
| 4.3 Flood Prone Land | Yes | The PP will be consistent with this Ministerial Direction. Small areas of the site are subject to flooding. The PP is supported by a flood report confirming these impacts can be readily managed on the site, and it is possible to reduce flood levels as a result of this development. | |
| 4.4 Planning for Bushfire Protection | Yes | The site is partly mapped as being within the buffer area to bushfire prone land. The mapped buffer includes the M2 Motorway, which forms a substantial vegetation free barrier to the site. Bushfire is considered unlikely to impact upon development on the subject site. | |
| 5.0 Regional Planning | | | |
| 5.2 Sydney Drinking Water Catchments | N/A | | |
| 5.3 Farmland of State and Regional Significance on the NSW Far North Coast | Yes | The subject site is not identified as state significant or regionally significant farmland | |
| 5.4 Commercial and Retail Development along the Pacific Highway, North Coast | N/A | | |
| 5.10 Implementation of Regional Plans | N/A | The PP does not conflict with the goals or directions of the North Coast Regional Plan. | |
| 6.0 Local Plan Making | | | |
| 6.1 Approval and Referral Requirements | Yes | The PP is consistent with this Ministerial Direction as the PP does not propose any referral provisions. | |
| 6.2 Reserving Land for Public Purposes | Yes | The PP is consistent with this Ministerial Direction as no reservations for public purposes are proposed. | |
| 6.3 Site Specific Provisions | Yes | No site-specific provisions are proposed. | |

Table 3: Consistency of the Planning Proposal with Ministerial Directions.



Justification

4.12 Section C – Environmental, Social and Economic Impact

Q7. 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 reconfiguration of the R1 General Residential zone is considered unlikely to have adverse impacts upon significant ecological communities or populations.
- A desktop ecological assessment report has been undertaken by environmental consultants (BioLink) as a primary measure to indicate if there are flora and fauna species of significance.
- Bushland Restorative Services provided a Koala Habitat analysis recognising “The site does not contain mapped Core Koala Habitat, nor does it meet Core Koala Habitat criteria under the TCCPoM. No records of koala sightings were recorded on the site or immediate surrounds (Atlas of Living Australia 1949-2018)” (Rhonda James.
- In conjunction with the vegetation survey Rhonda James confirmed the absence of koala food trees, stating “There are two small patches of planted Eucalypts within which the species were not identified”(see appendix 8).

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No environmental effects are expected from the proposal that would not be appropriately considered or managed at Development Application stage. DFJ Architects has assessed the development would have no visual impact on adjoining properties. A detailed Visual Impact assessment can be undertaken at Development Application stage.

Q9. How has the planning proposal adequately addressed any social and economic effects?

Through rigorous site analysis and surrounding land use character study, a creative mix of housing and commercial development is expected to create and sustain a thriving new community. Bilambil Heights demographic research exemplifies trends within the greater Tweed Region. Suggesting a proposal of the nature outlined in this Planning document would positively address growing social and economic needs. An aspirational supply forecast would generate 80-100 units, apartments and a mix commercial space.

- The Planning Proposal is in part geared toward providing great housing choice and a mix of housing types.
- Research into this area shows that social interaction in diversified neighbourhoods shows benefit in housing diversification and social mix come from social interaction. These can range in such ways as saying hello on the street or borrowing things to more intensive patterns such as visiting neighbours.
- The research also shows that spatial range of social interaction is dependent on distance between neighbours. To enhance the potential in growth of social capital the design and layout of buildings can play a large role in providing cohesion in medium to high density housing.
- The human settle pattern that is eventually approved for this site will need to include well designed and maintained social spaces and semi-public places that provide opportunities for both privacy and social interaction.

The site does not contain any items of known heritage significance and is highly disturbed from previous intensive agricultural use over the past hundred years.



MAPPING 5

5.1 Maps

The current maps as they apply to the subject site are proposed to be amended in accordance with figure 8.

The FSR and Height of Buildings maps will need to be consequently updated to apply the existing height and FSR development standards that currently apply to that part of the site already zoned R1 General Residential.

| Zone | |
|------|---------------------------------|
| B1 | Neighbourhood Centre |
| B2 | Local Centre |
| B3 | Commercial Core |
| B4 | Mixed Use |
| B5 | Business Development |
| B7 | Business Park |
| E1 | National Parks and Nature Reser |
| IN1 | General Industrial |
| IN4 | Working Waterfront |
| R1 | General Residential |
| R2 | Low Density Residential |
| R3 | Medium Density Residential |
| R5 | Large Lot Residential |
| RE1 | Public Recreation |
| RE2 | Private Recreation |
| RU1 | Primary Production |
| RU2 | Rural Landscape |
| RU5 | Village |
| SP1 | Special Activities |
| SP2 | Infrastructure |
| SP3 | Tourist |
| W1 | Natural Waterways Natural Water |
| W2 | Recreational Waterways |
| W3 | Working Waterways |
| DM | Deferred Matter |
| MD | Major Development |
| TCC | Tweed City Centre |

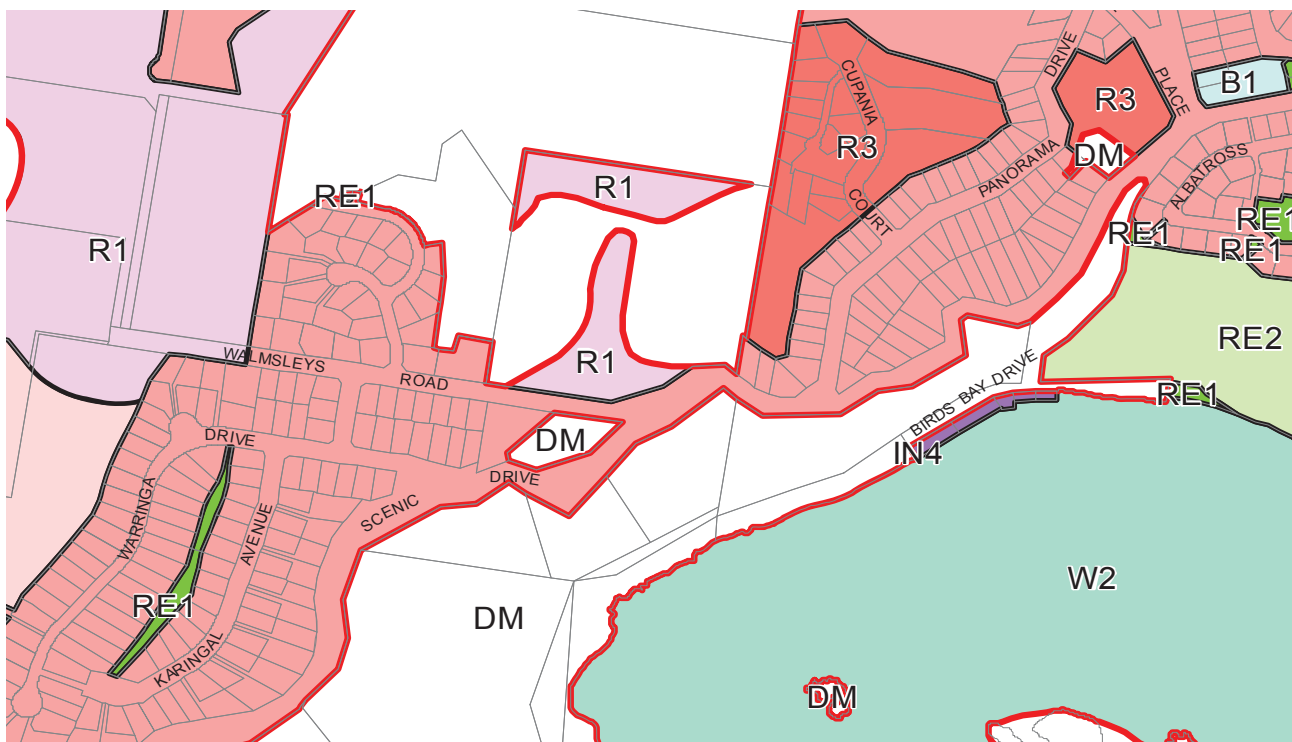


Figure 29: Extract from TLEP 2014 Land Zoning Map.



COMMUNITY CONSULTATION 6

6.1 Community Consultation

It is expected that community consultation will be pursued consistent with standard practice of:

- Notification of surrounding land owners;
- Public notification in local newspapers; and
- Notification on Council's website.

Should further consultation be required, this can be managed through the Gateway Process.

The land owners held two preliminary on-site community consultation sessions in 2017, informing the community of the intention to lodge a Planning Proposal to reconfigure the land use zone applying to the land. One consultation session was held in July and the second several months later during September. There was a mail box drop of just under a hundred invitations in and around the vicinity of the property including properties directly adjoining the property and around the neighbourhood in general. In this first community consultation most of the enquiries and concerns were answered where residents were pleased with the potential outcome of future developed on the site with additional biodiversity conservation restoration work and the local amenity such as a local convenience store and café as potential outcomes. About 20 residents attended this session.

The second session held in September was initiated by over 150 mailboxes drop invitations to those invited previously and then even more residents further afield to the house on the ridge-line facing the property and elsewhere. This community consultation session was attended by about 45 people, both local residents and further afield from the neighbourhood. There was more animated and emotive expression in this session. Many of the enquires were not relevant to the site and the Planning Proposal but rather comments about increased population in the area.



Figure 30 : Community Consultation.

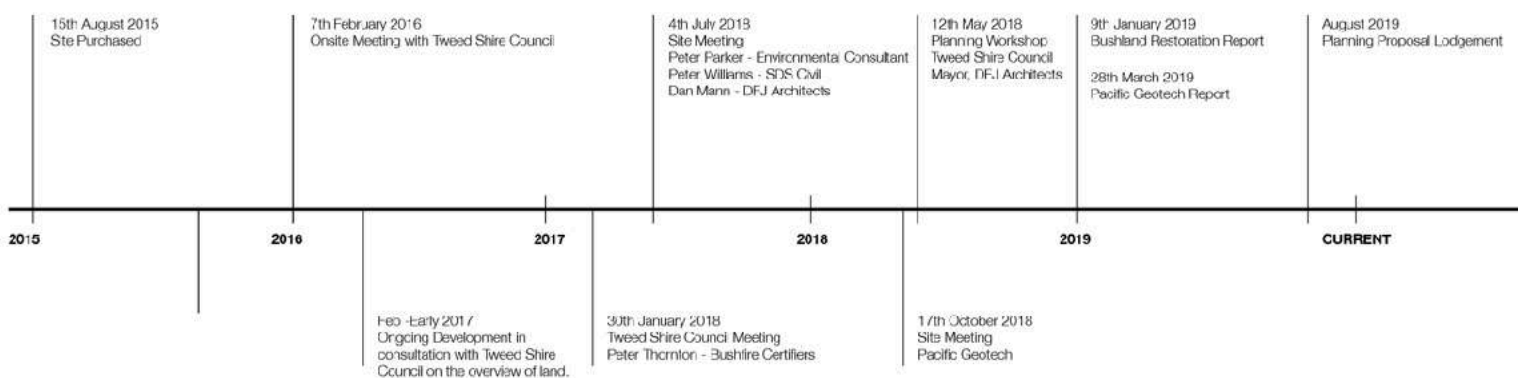


Timeline

TIMELINE 7

7.1 Project Timeline

The project timeline will be guided by the Planning Authority. The landowner is however, committed to pursuing the PP and completing any required studies that may arise from a Gateway Determination. The project up until current has involved input from a large team of professionals to capture this, the below timeline outlines key dates.





Conclusion

CONCLUSION 8

8.1 Conclusion and Recommendations

This planning proposal for Lot 1 in DP1032820 seeks to reconfigure the two current R1 zones on the lot, to have a single contiguous R1 zone. The provisions of the Tweed LEP 2014 would apply to all of the lot.

The reconfigured R1 zone provides 4.665 ha on the lot's central spur, with a balance of 1.665 ha of E3 zoned land on part of the perimeter.

This proposed rezoning sought for 1 Walmsleys Road is to enable an alternative to single dwelling housing blocks, having potential for a connected medium density community designed to attract diverse demographics, increase available amenity and facilitate a strong community, surrounded by park and bushland.

Recent modelling shows vast areas of the Tweed Valley are susceptible to flooding. This impacts the sustainability of continued development on the low-lying flat lands. There is now a greater need to develop medium density housing within Tweed Shire's urban footprint zone in order to achieve contained sustainable growth in the shire. Much of this available land area is made up of steep slopes, traditionally developed along the ridges and ring roads, with poor ecological outcomes and space utilisation.

This proposal is designed to utilise available space within the urban footprint of the Tweed Shire, and create a connected social community, offering generous areas for amenities and some commercial facilities.

Existing infrastructure of; water, roads, arterial roads, sewage capacity and a large parkland buffer around the proposed R1 zone, wide setbacks for fire asset protection zones, located to Tweed Heads, the Gold Coast Airport, schools, major shopping centres and beaches. This creates an ideal setting to develop further with great community outcomes.

Adjusting the current R1 and E3 zonings will facilitate further design and development on the site of 1 Walmsleys Road. This configuration accommodates the potential residential land in a single central portion of the site, surrounded by a large landscape as a biodiversity buffer area. The retention and augmentation of the perimeter landscape will provide a treatment of the lower slopes of the site providing a high quality visual backdrop to the open space to the north of the site.

The Planning Proposal seeks to retain the current 2:1 FSR and 13.5m height limit that applies to the residential zoned land but amended to also apply to the new residential zone configuration.



Conclusion

Lower slopes of the site providing a high quality visual backdrop to the open space to the north of the site.

The proposal relates to substantially existing urban land within the urban footprint of Tweed Shire in a location that is free of potential flooding and flood impacts. The development consolidates the previous strategic decisions for the application of a residential zone to the land and can be serviced by existing utility and transport infrastructure.

The planning reports and studies undertaken for this site identify a range of development options that could be pursued providing new housing choices in a range of housing forms that are suitable for a diverse community at differing life stages. The concept of a community title subdivision also facilitates the retention and on-going management of the buffer landscaped area by a future community management scheme ensuring the area remains as a landscaped element for the benefit of the wider community, a buffer to adjoining properties and an amenity for future residents.

The proposal supports existing investment in infrastructure and is a location that is highly desirable for the provision of housing as anticipated by the original decision of Council to apply the R1 General Residential zone.

It is recommended that arising from the consideration of this PP, Tweed Shire Council resolve to support the changes to TLEP 2014 as detailed in this PP, and forward the PP for a Gateway Determination to undertake the following:

Amend LAP_001 to have TLEP 2014 apply to all of the land;

Amend LZN_014 to amend the application of the R1 zone, and apply an E4 Environmental Living zone to the balance of the land;

Amend ASS_014 to apply Class 5 designation to the whole of the site;

Amend HOB_014 to apply Category N2 to the land zoned R1 General Residential, and Category J to the balance of the land; and

Amend LSZ_014 to apply Category C to the land zoned R1 General Residential.



Attachments

Attachment 1: B&P Surveyors, Data Collection and Mapping

Attachment 2: BioLink, Preliminary Environmental Report

Attachment 3: Tweed Byron Aboriginal Land Council, letter and site visit

Attachment 4: Bushland Regeneration Services

Attachment 5: Pacific Geotech Soil Report

Attachment 6: Peter Thornton Bushfire Advice

Attachment 7: Bushland Restorative Services Koala Habitat Survey