

## **Tweed Shire Council submission – 28 February 2024**

Dear Sir/Madam,

Thank you for an opportunity to review the planning proposal for 225 Terranora Road.

Firstly we would like to reiterate that the current Council resolution with respect of the planning proposal site is to support a two lot subdivision (ref. Minutes from Council Planning Committee Meeting held 17 November 2016, available on our website).

On a further note, we acknowledge that the current planning proposal is in line with the Planning Panel decision to support a 3-lot residential subdivision and residual lot for conservation and environmental management. To improve consistency with this outcome, we recommend the following amendments to be undertaken to the exhibited material:

1. Part 2 and Part 4 of the exhibited planning proposal state that the intent is to apply “a R5 Large Lot Residential Zone to the subject land, by amending the and Zoning Map – ZN 022”. This statement may be interpreted as if the entire Lot 16 DP 856265 is to be rezoned to R5, which would be inconsistent with the decision of the Planning Panel. We acknowledge that Part 4 Mapping includes correct graphic representation of the acceptable extent of the R5 zoning, in line with the Planning Panel’s decision, however the written statement under Parts 2 and 4 as appended above may be read as inconsistent with the mapping and should be corrected throughout the document.
2. Secondly, Council’s Sustainability & Environment (S&E) Unit is now advancing a planning proposal for re-instatement of Conservation Zones into the Tweed LEP 2014. A previous planning proposal was recently completed, bringing C2 and C3 zones into the Tweed LEP 2014. Consistently with the current approach to the conservation zoning, we require that C2 Environmental Conservation zone is applied to the land described as “a residue lot of the remaining land, which is intended to be primarily used for conservation purposes”.