

Planning Proposal

Salt Surf Lifesaving Club

PROPERTY: 45 Bells Boulevard, Kingscliff (Part Lot 4 DP 1234959)
OUR REF: 190531
DATE: October 2023



**Newton
Denny
Chapelle**

Surveyors
Planners
Engineers

DOCUMENT AND PROJECT DETAILS

Document title:	Planning Proposal
Author:	Damian Chapelle
Project manager:	Damian Chapelle
Proponent:	Salt Surf Lifesaving Club
Date of issue:	October 2023 (Ver E May 2024)
Project address	45 Bells Boulevard, Kingscliff
Property Description	Part Lot 4 DP 1234959 Parish of Cudgen County of Rous
Registered Owner	Tweed Shire Council
Proponent	Salt Surf Lifesaving Club
Applicant	Newton Denny Chapelle for and on behalf of the proponent
Local Authority	Tweed Shire Council

PO Box 1138, Lismore NSW 2480
Suite 1, 31 Carrington Street, Lismore (Head Office)
Shop 8/480 Casuarina Way, Casuarina (The Commons)
Phone: (02) 6622 1011
Email: office@ndc.com.au
Web: www.ndc.com.au
ABN: 18 094 689 845



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Denny
Chapelle
Surveyors
Planners
Engineers

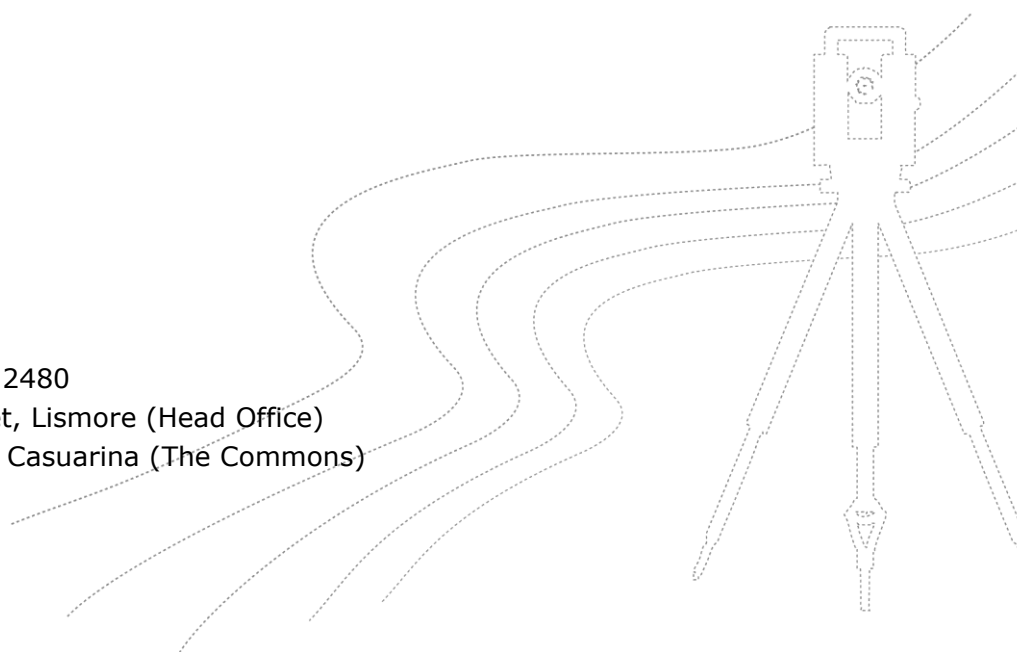


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Executive Summary

This Planning Proposal has been prepared on behalf of Salt Surf Lifesaving Club in respect to land described as Lot 4 DP 1234959, being 45 Bells Boulevard, Kingscliff.

Planning Proposal Background

The application proposes the amendment of Tweed Local Environmental Plan 2014 to rezone part Lot 4 DP 1234959 to SP3 – Tourist. The proposal will require all LEP mapping & development standards that currently apply to the western portion of the subject lot, being already zoned SP3, to be applied to part Lot 4 DP 1234959. In this instance, it is proposed to use the upper floor of the existing Salt Surf Life Saving Club (SLSC) for the purpose of a function centre. The functions would only occur ancillary to when the Salt SLSC is not being used for its core purpose.

The proposed land use is defined under the Tweed Local Environmental Plan 2014 as follows:

***function centre** means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.*

The proposed use is permissible, with development consent, under the SP3 – Tourist land zoning pursuant to the Tweed Local Environmental Plan 2014.

Salt SLSC has previously lodged Development Application 22/0323 with Tweed Shire Council seeking development consent for the purpose of ancillary functions. Through the assessment of the Development Application, Council formed the view that the land use was best dealt with through a site specific Planning Proposal to address the land use permissibility.

The Planning Proposal seeks to permit the ‘function venue’ land use to be permissible on part Lot 4 DP 1234959. For Salt SLSC to remain open, viable and able to actively patrol the Salt Beach precinct, Salt SLSC are seeking consideration of the following points to further support their request to amend the respective Local Environmental Plans.

- To remain open and financially viable as an Emergency Services and Lifesaving facility they must be able to generate income to meet these expenses.
- To be able to produce income and revenue the Club needs to be able to utilise the clubhouse for ancillary activities such as non-member community events, functions and meetings. Included in this proposal (**Table 1**) is an example of the daily / weekly surf lifesaving activities undertaken at the Club. The primary responsibility is to ensure the Club is “Rescue Ready” 24/7 and able to meet the SLSNSW Lifesaving Agreement for patrol commitments, including: minimum qualified members on patrol, training, equipment and geographical areas.
- To provide a social community space for the generous volunteers and members who continue to support the Club.

Table 1: SLSC Club Usage

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday		Sunday	
6am - 6pm	Emergency Response & Rescue Ready	Emergency Response & Rescue Ready	Emergency Response & Rescue Ready	Emergency Response & Rescue Ready	Emergency Response & Rescue Ready	Emergency Response & Rescue Ready		Emergency Response & Rescue Ready	
6am	Senior Gym Strength Training	Junior Gym Strength Training	Senior Gym Strength Training	Masters Gym Strength Training	Senior Gym Strength Training	Junior Board & Swim		Senior Board & Swim	
7am	Senior Gym Strength Training	Junior Gym Strength Training	Senior Gym Strength Training	Junior Gym Strength Training	Senior Gym Strength Training	Junior Board & Swim		Junior Board & Swim	
8am	Senior Gym Strength Training	Junior Gym Strength Training	Senior Gym Strength Training	Junior Gym Strength Training	Senior Gym Strength Training	Pre Patrol & Gear Check		Pre Patrol & Gear Check	
9am						Patrol	Iron Training	Patrol	Open Boat
10am						Patrol	Iron Training	Patrol	Open Boat
11am						Patrol	U19 Boat Crew	Patrol	Masters Boat
12pm						Patrol	U19 Boat Crew	Patrol	Masters Boat
1pm						Patrol		Patrol	
2pm					UAV Patrol Check	Patrol	Nippers	Patrol	
3pm	Building Maintenance Check & Report				UAV Patrol Check / Building Maintenance Check & Report	Patrol	Nippers	Patrol	
4pm	Junior Sprint Training / Building Maintenance Check & Report	Senior Board Training	Junior Board Training	Senior Sprint Training	Junior Board Training / Building Maintenance Check & Report	Patrol	Nippers	Patrol	Carnival packup
5pm	Junior Sprint Training	Senior Board Training	Junior Board Training	Senior Sprint Training	Junior Board Training	Patrol	Nippers	Patrol	Carnival packup
6pm	Masters Gym & Circuit training	Senior Board Training	FNC Branch Training	Masters Gym & Circuit training	Salt SLSC Salt Bar Raffles	Nippers Presentation		Patrol Pack Down & Gear Check	
7pm	Fund Raising Sub Committee	Bronze & SRC squad training	FNC Branch Training	Salt SLSC Committee	Salt SLSC Salt Bar Raffles	Salt SLSC Awards & Presentation			
8pm	Building, WHS & Maintenance Sub Committee	Bronze & SRC squad training	FNC Branch Training	Salt SLSC Committee	Salt SLSC Salt Bar Raffles	Salt SLSC Awards & Presentation			
9pm	Building, WHS & Maintenance Sub Committee	Bronze & SRC squad training		Salt SLSC Committee		Salt SLSC Awards & Presentation			
10pm						Salt SLSC Awards & Presentation			

This proposal provides for the use of the upper floor of the existing Salt SLSC (Approved Emergency Services Facility) for the purpose of community and private events/functions under the 'function venue' land use definition. The functions would only occur when the Salt SLSC is not being used for its core surf lifesaving purpose. Based on the operational details provide by the Salt SLSC, the use would be limited to a maximum of 15-20 hours per week (i.e. <20% of the club use).

The functions can only occur outside the nominated core operations of the SLSC and should the club cease to operate the functions would also halt. It is important to recognise SLSC already hold functions for Club purposes pursuant to Condition 69 of DA13/0119. To this end, the use of the SLSC Club building for non-member community or private functions is sought by this proposal and would be operated ancillary to existing activities undertaken within the SLSC Club building.

In regard to the types of events, the intention is to accommodate community groups and events along with infrequent functions such as:

- Public & resident meetings.
- Conferencing space.
- Professional Workshops.
- SLS and Community Training; and
- Birthdays/Weddings.

The Club is currently open to the resident's association meetings, along with this they are continually approached by other worthy and worthwhile community based charity organisations requesting a meeting space.

With respect to the income earned through hosting functions/meetings, the Salt SLSC has identified through the potential for 15-20 hours a week use of the building, income is expected to be in the order of \$150,000 per annum. This figure will be directed back into the operational fund for the Club to address rent, equipment and maintenance. To this end, the income is not generated profit and will be combined with volunteer donations and fundraising monies to support the ongoing operation of the Club.

The ability to hold community and private functions is deemed to be an extension of the community use of the surf club building which approval of this Planning Proposal would provide the land use permissibility. This in turn addresses the use (function venue) being prohibited under the applicable EPIs as a standalone use.

In regard to the timing of community and private functions, Salt SLSC propose that all activities associated with the use of the facilities, internal to the clubhouse, shall not be conducted prior to 10am nor after 10pm on any day.

Subject Site

The subject site is located at 45 Bells Boulevard, Kingscliff in the master planned community known as 'Salt Village'. The land is located within the Salt Village Town Centre as illustrated within **Plate 2**, which provides an aerial view of the site and surrounds.

The subject land, being part Lot 4 DP 1234959 contains an area of approximately 1181m² and is currently occupied by the Salt SLSC. The site is irregular in shape with a primary frontage to Bells Boulevard along the western boundary. To the north of the subject site is open space and public pathways that run from north to south along the Kingscliff, Salt and Casuarina frontages. Further to the north consist of a combination of residential accommodation including tourist and visitor accommodation (Peppers Resort) and residential dwellings. The south of the site consists of a continuation of the pathway connections and open space, as well as hotel and tourist accommodation known as ‘Mantra on Salt’ and residential dwellings beyond. To the east of the site is South Kingscliff Beach.

See **Plate 1** below for further development context:

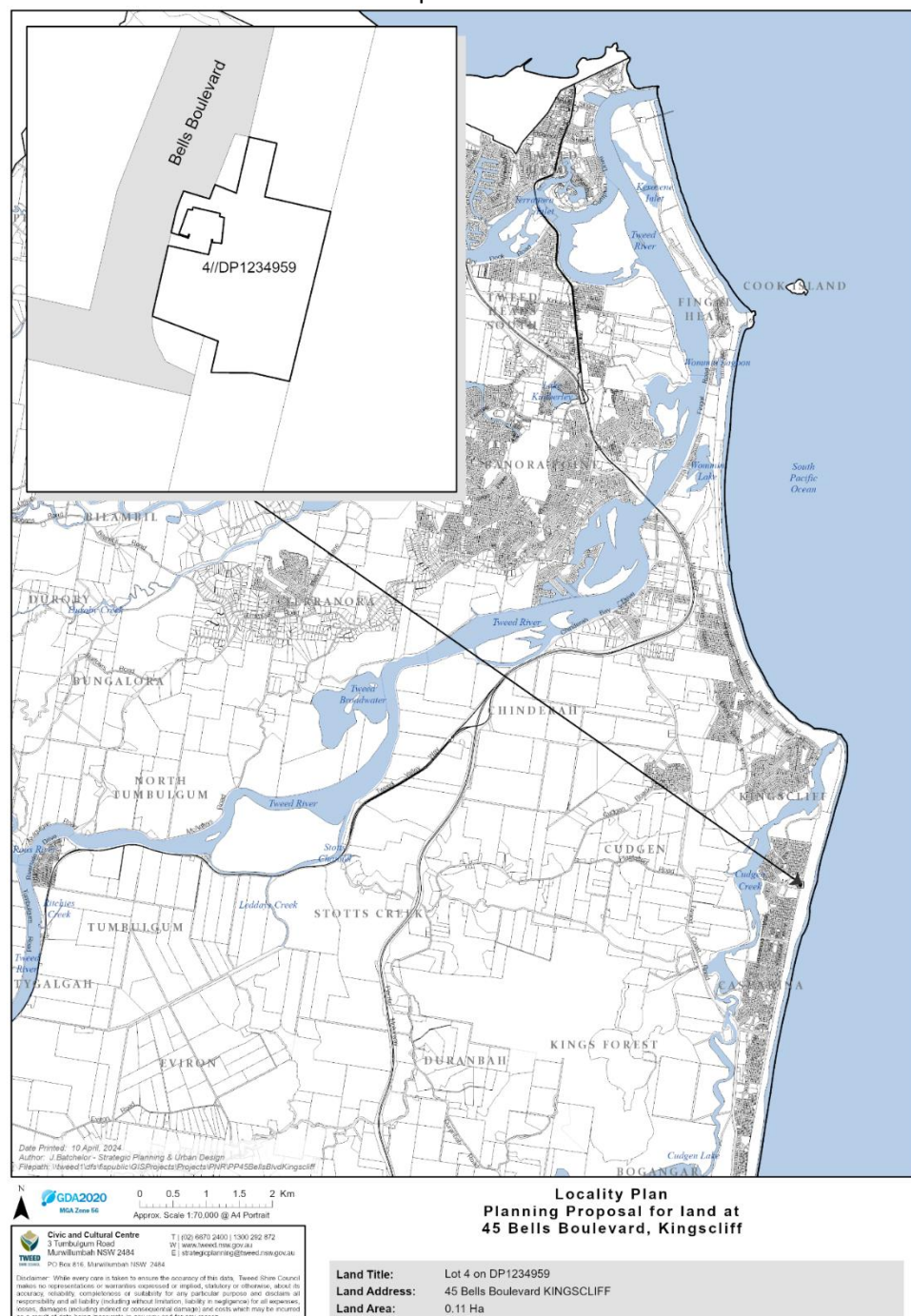


Plate 1: Locality Plan of the Subject Site

(Source: TSC GIS Mapping)

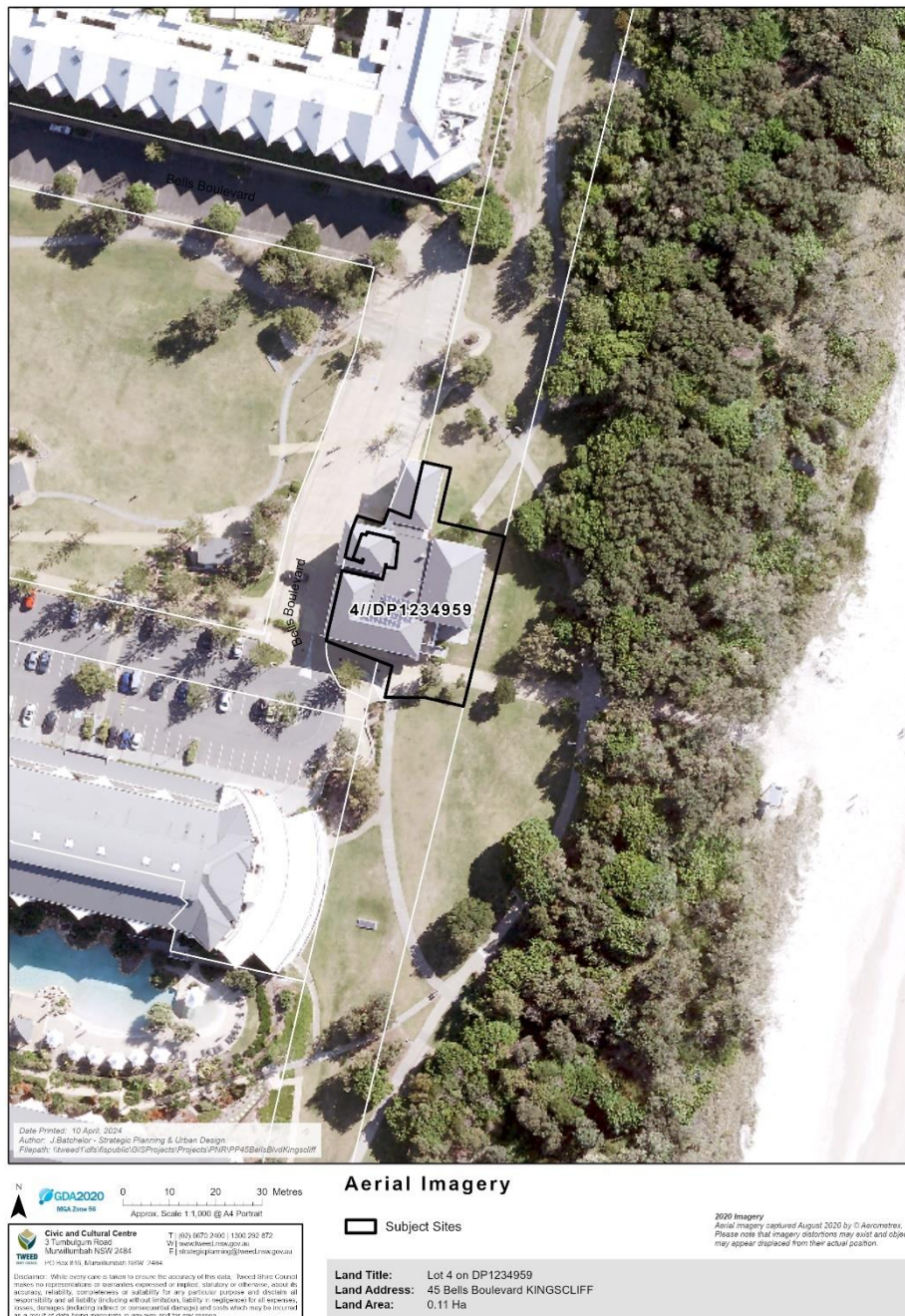


Plate 2: Aerial Image

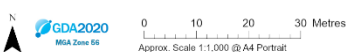
(Source: TSC GIS Mapping)

The subject site is partly zoned SP3 Tourist pursuant to the Tweed Local Environmental Plan 2014 and partly zoned 2(f) Tourism and 7(f) Environmental Protection (Coastal Lands) pursuant to the Tweed Local Environmental Plan 2000. The current land zonings are illustrated in **Plate 3** of this report and comprise SP3 Tourist (TLEP 2014), 2(f) Tourism (TLEP 2000) and 7(f) Environmental Protection (Coastal Lands) (TLEP 2000).

This report assesses the merits of the planning proposal in accordance with the Department of Planning & Environment's *Local Environmental Plan Making Guideline* (August 2023). A Gateway determination was issued on 1 March 2024 pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979*.



Current Land Zoning



Civic and Cultural Centre
 3 Tambulgin Road
 Murwillumbah NSW 2484
 PO Box 816, Murwillumbah NSW 2484

T | (02) 6970 2400 | 1300 252 672
 W | www.tweed.nsw.gov.au
 E | strategicplanning@tweed.nsw.gov.au

Tweed
 Local Government

Disclaimer: While every care is taken to ensure the accuracy of this data, Tweed State Council makes no representations or warranties expressed or implied, statutory or otherwise, about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which may be incurred as a result of data being inaccurate in any way and for any reason.

Tweed Local Environmental Plan 2014

- LEP2014 Deferred Matters
- RE1 Public Recreation
- SP3 Tourist
- Subject Sites

Tweed Local Environmental Plan 2000

- 2(f) Tourism
- 7(f) Environmental Protection (Coastal Lands)

Land Title: Lot 4 on DP1234959
Land Address: 45 Bells Boulevard KINGSCLIFF
Land Area: 0.11 Ha

Plate 3: Current Land Zoning

(Source: TSC GIS Mapping)

Part 1 – Objectives or Intended Outcomes

Objective

The objective of this Planning Proposal is to enable future functions by community and private groups at the Salt Surf Life Saving Club. This objective will be achieved through an amendment to the Tweed Local Environmental Plan 2014 (TLEP 2014). Specifically, this proposal seeks to rezone Part Lot 4 DP 1234959 to SP3 – Tourist under the TLEP 2014. The application of the SP3 – Tourist zone provides the required permissibility for the proposed ‘function centre’.

Intended Outcomes

This planning proposal will provide the opportunity to utilise the Salt Surf Life Saving Facility for community and private functions ancillary to the core emergency service use.

Part 2 – Explanation of Provisions

The proposal seeks to amend Tweed Local Environmental Plan 2014 mapping as follows:

- Land Zoning Map - Sheet LZN_023 to rezone part Lot 4 DP 1234959 to SP3 – Tourist.
- Floor Space Ratio Map – Sheet FSR_023 to include part Lot 4 DP 1234959
- Acid Sulfate Soil Map – Sheet ASS_023 to include part Lot 4 DP 1234959
- Lot Size Map – Sheet LSZ_023 to include part Lot 4 DP 1234959
- Height of Building Map – Sheet HOB_023 to include part Lot 4 DP 1234959
- Land Application Map – Sheet LAP_001 to include part Lot 4 DP 1234959

Part 3 – Justification

Section A – Need for the Planning Proposal

Q1. Is the planning proposal a result of any strategic study or report?

No. This Planning Proposal arises from the need to provide for the ongoing and highly valued community service and facility through the ability to host community and private functions.

A change in permitted use controls over the subject site, as proposed, would assist with ongoing operations of the Salt SLSC by addressing current land use incompatibility by acknowledging the operations existing use and facilitate the proposed function land use.

Q2. 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 the land use zoning to provide the permissibility for function centres is the best means of achieving the objectives and intended outcomes of the Planning Proposal. Give the location of the site and existing zone layers, the utilisation of the SP3 land zoning to specifically Lot 4 DP 1234959 preserves the core objectives of the coastal precinct.

Whilst part of the site is zoned SP3 where Function Centres are already permitted, with consent, to extend the SP3 Tourist zone provides a single uniform land zone and associated Land Use Table for the entirety of the Salt Surf Club building, thereby removing the multiple zoning layers which currently exist.

As such applying the SP3 – Tourist zone, being all LEP mapping & development standards, over part Lot 4 DP 1234959 is considered the most appropriate option.

Section B – Relationship to Strategic Planning Framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The NCRP is a high level strategic document that does not directly address the issue of permitting events on Council land and surf club buildings. However, making this process less onerous is consistent with achieving the vision for the North Coast, including “healthy and thriving communities, supported by vibrant and dynamic economy that builds on the region’s strengths and natural environment” (page 12).

Amending the TLEP2014, as proposed, will facilitate additional commercial and community use opportunities within the Salt SLSC building and promote the use of the surrounding business (restaurants, cafés, tourist accommodation) within Salt village. The proposal will have benefits for social cohesion and interaction with the existing Salt SLSC functions and surrounding commercial land. It will contribute to the existing walkable commercial and tourist node in Salt, promoting activity, social interaction and healthy lifestyles.

Q4. Is the planning proposal consistent with a Council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan??

Tweed Local Strategic Planning Statement - 2020

The Tweed Local Strategic Planning Statement (LSPS) sets out the 20-year vision for land-use planning in the Tweed LGA. Commentary and actions within the LSPS relevant to the proposed use of the Salt Surf Lifesaving Club for community and private functions, however Action 17.2 specifies as follows:

8.4 Promote a range of mixed use developments including commercial, residential and retail, as well as community and cultural facilities, events and use of public areas to enliven the night-time and weekend economy.

9.4 Prepare tourism development guidelines and planning provisions supporting appropriately scaled and located, diverse and innovative tourism industries, compatible with the character and amenity of the surrounding area.

The ancillary use of the surf lifesaving club building for community and private events will promote the appropriate use of a well located and serviced building which draws on the land use context with the Mantra and Peppers resorts and associated restaurants and licensed premises within Salt Village, without impinging on the core use of the building.

In light of the above, the proposal is considered to be consistent with the abovementioned action and upholds the intent of the LSPS more broadly.

Tweed Community Strategic Plan (CSP) 2022-2032

The Tweed Community Strategic Plan (CSP) 2022-2032 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”.

The goals contained within the CSP applicable to the proposal include:

- Goal 3.3: Build a vibrant community to be a great place to live and visit.
- Goal 3.4: Support our local economy to thrive and generate sustainable economic opportunities to support our long term future.

The above referenced goals are proposed to be achieved through several actions, including:

- Increase use of Council’s community buildings, sporting and recreation facilities.
- Improve the current condition of community buildings.
- Increase satisfaction with Council’s facilities.
- Increase visitor numbers to the Tweed.
- Maintain or increase the proportion of Tweed residents working in the local area.

The intended outcome of this Planning Proposal responds to the actions and objectives of the Tweed CSP 2022-2032.

Section B9 – Tweed Coast Strategy

There are no specific provisions in relation to the development within this Section. However, the proposal is consistent with the intent of the strategy and does not detract from the vision sought for the Kingscliff locality. The proposal is therefore compliant with this section of the DCP.

Section B25 – Coastal Hazards

The subject site is identified as being located predominantly landward of the 2100 coastal erosion line, with a portion of the site extending into the 2100 hazard zone. In relation to the proposed ancillary functions, the existing deck area is the only area that will be utilised seaward of the 2100 coastal erosion line.

As the proposed use will not require any physical works, a Coastal Risk Management Plan has not been considered necessary in this instance. The proposal is relatively minor in nature, with the proposed use being ancillary to the current primary use as Salt SLSC and surf lifesaving activities.

It can therefore be concluded that the proposal will have no detrimental impact on the coastal integrity of the area in which it is located.

Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies??

All applicable state and regional plans have been discussed elsewhere within this Planning Proposal. No further studies or strategies apply.

Q6. Is the planning proposal consistent with applicable SEPPs?

The Planning Proposal is consistent with relevant State Environmental Planning Policies applying to the Tweed Local Government Area and labelled in **Attachment 3** and described below:

SEPP (Resilience and Hazards) 2021

Chapter 2 – Coastal Management

The aim of this Policy is to manage development in the coastal zone and protect the environmental assets of the coast, through a planning framework which promotes the objects of the Coastal Management Act 2016.

The ‘coastal zone’ is defined as being the area of land comprising one or more of the following coastal management areas:

- coastal wetlands and littoral rainforest area.
- coastal vulnerability area.
- coastal environment area; and
- coastal use area.

The development site is mapped as being located within the ‘Coastal Use Area’ and ‘Coastal Environment Area’ therefore Divisions 3 and 4 within this Chapter of this SEPP are applicable to the proposed development. The following comments are made with respect to the aforementioned provisions:

- (a) **Foreshore Access** – The subject site is removed from the foreshore, with no physical works being proposed as part of the application. Accordingly, the application does not present opportunities to improve pedestrian access to the foreshore area.
- (b) **Relationship to Surrounding Area** – As outlined above, the surrounding area comprises a combination of other town centre uses, open space and residential development of varying size and scale. The proposal is for the inclusion of a ‘function centre’ as an ancillary use to the existing Salt SLSC with no physical works, therefore the proposal will remain consistent with the design and scale of development found in the locality.
- (c) **Impact on Amenity of Foreshore** – The subject site is removed from the foreshore area and the proposed ancillary use will not adversely impact on the amenity of the foreshore area.
- (d) **Visual Amenity and Scenic Qualities** – Refer comments above.
- (e) **Conservation of Biodiversity and Ecosystems** – The site comprises an existing developed urban block. Accordingly, no adverse ecological impacts are envisaged as a result of the proposed development.

- (f) **Cumulative Impact** – Council’s strategic planning for the locality has envisaged that the area will be developed for mixed commercial and residential uses. Accordingly, no adverse cumulative effects are envisaged.
- (g) **Protect Aboriginal Cultural Heritage** – The site comprises an established allotment within an urban environment for the purpose of a Salt SLSC. As such, it is considered unlikely that Aboriginal cultural heritage will be disturbed via the current development.

In respect to Division 5, Clause 2.12, Development in the coastal zone generally, the proposal is not likely to cause an increased risk of coastal hazards on the subject or adjoining sites.

In respect to Division 5, Clause 2.13, there are no certified coastal management programs applying to the site.

Attachment 5 contains an assessment against the NSW Coastal Design Guidelines 2023.

Chapter 4 – Remediation of Land

The objective of Chapter 4 – Remediation of Land, is to promote the remediation of contaminated land for the purpose of reducing risk of harm to human health or any other aspect of the environment. Clause 4.6 of the SEPP relates to contamination and remediation that should be considered in determining a development application. A consent authority must firstly consider whether a site is contaminated. If the land is contaminated, the consent authority must be satisfied that the land is suitable in its contaminated state, or it will be suitable after remediation, for the proposed development.

The proposal will not result in any physical works, therefore the ground will not be disturbed as a result of this application. It is considered that a more detailed investigation concerning contamination risks is not warranted for this application.

SEPP (Transport and Infrastructure) 2021

Chapter 2 – Infrastructure

The objective of this Policy is to facilitate the effective delivery of infrastructure across NSW. The Policy includes specific planning provisions and development controls for 25 types of infrastructure works.

As there are no physical works proposed as part of this application, the proposal will not require referral to Essential Energy for their assessment in accordance with clause 45 (1)(a).

Note: the proposal is not integrated or concurrent development under the SEPP. Further assessment in accordance with SEPP is not required.

Q7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

A commentary of compliance of the Planning Proposal with these Ministerial Directions is provided at **Attachment 4**.

Section C – Environmental, Social and Economic Impact

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

Notwithstanding the coastal location, the site is urbanised and does not contain native vegetation or habitat values within the property boundaries.

The Planning Proposal relates to the building envelope of the Salt SLSC and would not utilise areas external to the building for planned functions. As such, the proposal would not result in any adverse effects to environmental values.

Q9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

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

Acid Sulfate Soils

The subject site is mapped as Class 4 acid sulfate soils (refer to **Plate 4**). An Acid Sulfate Soil Management Plan is required to accompany any application for excavation greater than 2m in depth.

The purpose of this Planning Proposal is to resolve the internal use of an existing structure, hence no excavation works are identified at this stage in order to progress the Planning Proposal.

Bushfire Prone Land

As shown on **Plate 5**, the existing Salt SLSC is mapped as bushfire prone land (vegetation buffer). There is an established asset protection zone (APZ) between the dune vegetation and urban development fronting the foreshore. This APZ reduces bushfire risk and is managed in perpetuity in accordance with the Tweed Coast Regional Crown Reserve Plan of Management.

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



Plate 4: Acid Sulfate Soil Mapping

(Source: TSC GIS Mapping)



Plate 5: Bushfire Prone Land

(Source: TSC GIS Mapping)

Cultural Heritage

The site comprises an established allotment within an urban environment for the purpose of Salt SLSC. As such, it is considered unlikely that Aboriginal cultural heritage will be disturbed via the current Planning Proposal.

Q10. Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal would have positive social and economic effects in terms of:

- Providing opportunities for the utilisation of the SLSC for community and private functions which support the ongoing surf lifesaving service provide by the Club.
- Provide stimulus to the existing tourism, retail and accommodation businesses in Salt; and
- Manage amenity impacts on neighbouring residents in terms of noise and parking through detailed assessments and associated operational management plans.

In response to the last bullet point, an assessment on car parking and noise has been completed to inform the previously lodged Development Application and as such is included within this Planning Proposal and discussed below.

Noise

An Environmental Noise Impact Report accompanies this application at **Attachment 2**, detailing the predicted noise impacts from the introduction of the ancillary functions. It has been determined that the proposal will not introduce any further potential impacts, with the noise levels as a result of the ancillary functions not expected to exceed the maximum allowable noise levels permitted under DA13/0119.04.

Based on the adopted noise source levels for typical activities associated with functions, noise impacts on the surrounding noise sensitive receivers are predicted to be within 1 dB of the “Background +” criterion, where it is noted a 3dB is required to be detectable. Therefore, can be concluded that the forecasted 1 dB rise is unlikely to be detectable and is considered an acceptable outcome, in conjunction with the current land uses located in proximity i.e., restaurants, cafes, Salt Tavern etc.

Parking

The Salt Surf Life Saving Club is part of the ‘Salt’ precinct, located within a central mixed-use hub used by residents, the greater community and tourists. This location is made up of a combination of commercial uses such as restaurants, cafes and retail stores, as well as tourist and residential uses accommodating both short term residential and hotel/motel style accommodation, all oriented around community open space known as ‘Salt Central Park’. As a result of the array of land uses, this location attracts both the immediate community, as well as the wider communities such as Kingscliff, Casuarina, and Cabarita, as well as holiday makers visiting the area.

Car parking can be broken up in to 3 major areas that provide for the immediate precinct as show in **Plate 6** below. The combination of these 3 areas provides for a total of 342 total parking spaces, as well as 5 disabled spaces to service the mixed-use area that makes up this central community hub.

Area	Total Spaces Provided	Disabled Spaces Provided
A	198	3
B	96	2
C	48	0

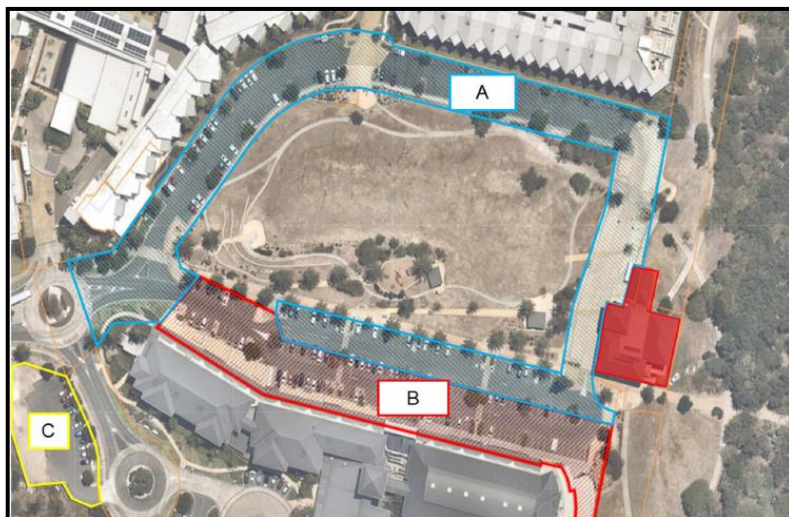


Plate 6: Existing Car Parking Precincts

(Source: Bitzios Consulting)

To assess the parking demand for the proposal, Bitzios Consulting has undertaken a parking assessment of the proposal and precinct. Refer Parking Assessment contained within **Attachment 2**. The assessment indicates the existing parking in the precinct is adequate to cater for the proposal and that no additional parking is required based upon the following:

- The proposal seeks approval for the ancillary use as a ‘function centre’ to the upper floor of the existing Salt SLSC. This space is intended to be used by both members and non-members, at times where the upper Salt SLSC is not already in use, therefore minimising additional demand on car parking.
- The application of the parking demands to the worst-case scenario indicated sufficient car parking.
- Surplus exists in the immediate surrounds to accommodate the proposed events during their proposed time of day/week/year; and
- The provided report identifies that the parking demands for various event scenarios were established based on required car parking rates specified in Council’s DCP, where it was determined that the additional demand will still be serviceable by the existing car parking.

Based on the above assessment, the ancillary functions are not expected to introduce any adverse parking issues for the area or require the provision of any additional car parking provisions.

Section D – State and Commonwealth Interests

Q11. 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.

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.

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.

Q12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

A Gateway Determination for this Planning Proposal was issued on 1 March 2024 by the Department of Planning, Housing and Infrastructure. The NSW Rural Fire Service provided comment on the Planning Proposal on 10 May 2024 and raised no concerns or issues in relation to bush fire.

Part 4 – Maps

The Planning Proposal will require an amendment to the following LEP mapping

- Land Zoning Map - Sheet LZN_023 to rezone part Lot 4 DP1234959 to SP3 – Tourist.

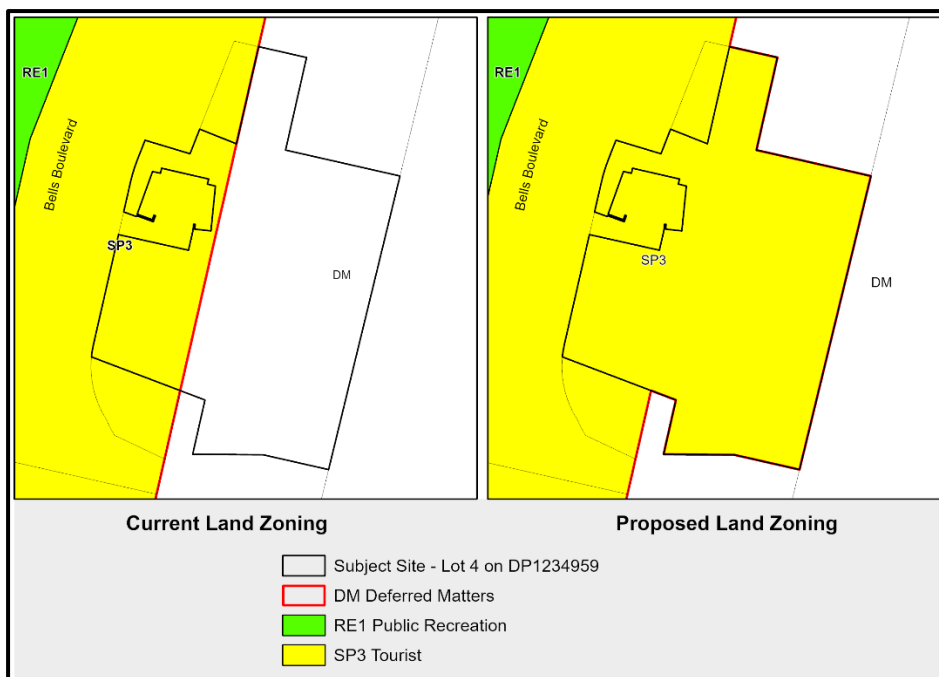


Plate 7: Current & Proposed Land Zoning Map

- Floor Space Ratio Map – Sheet FSR_023 for part Lot 4 DP 1234959



Plate 8: Current & Proposed Floor Space Ratio Map

- Acid Sulfate Soil Map – Sheet ASS_023 for part Lot 4 DP 1234959

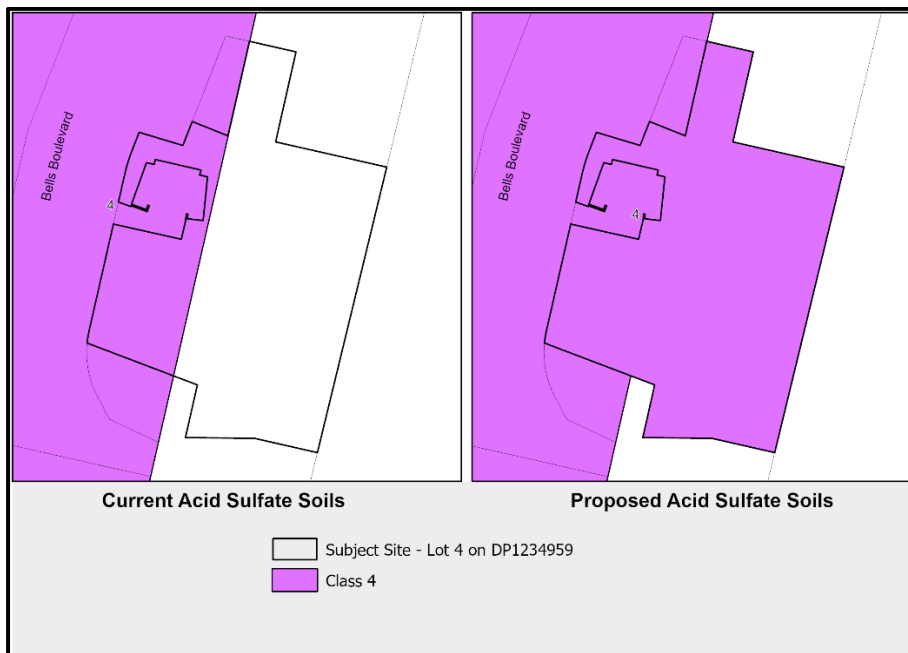


Plate 9: Current & Proposed Acid Sulfate Soil Map

- Lot Size Map – Sheet LSZ_023 for part Lot 4 DP 1234959



Plate 10: Current & Proposed Lot Size Map

- Height of Building Map – Sheet HOB_023 for part Lot 4 DP 1234959

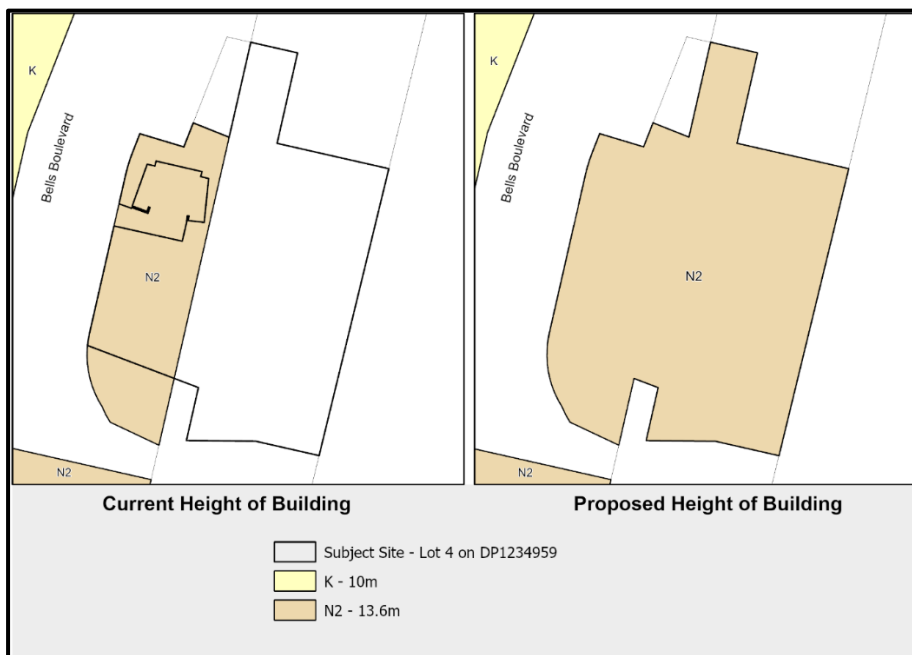


Plate 11: Current & Proposed Height of Building Map

- Land Application Map – Sheet LAP_001 for part Lot 4 DP 1234959

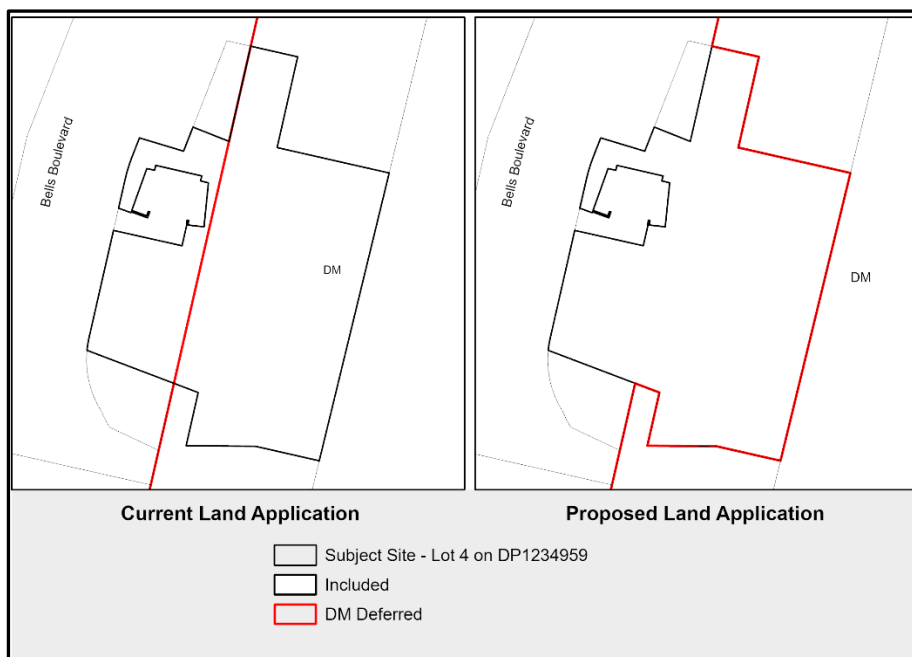


Plate 12: Current & Proposed Land Application Map

All other maps will remain unchanged.

Part 5 – Community Consultation

Council will conduct community consultation and public exhibition in accordance with the Gateway Determination, the DPHI Local Environmental Plan Making Guideline – August 2023, and the Tweed Community Engagement and Participation Plan 2019 – 2024.

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 – Project Timeline

The proposed timeline for the completion of the Planning Proposal is as follows:

Plan Making Steps	Estimated Timeframe
Submit Planning Proposal to DPE	November 2023
Gateway Determination Issued	March 2024
Amend Planning Proposal report in accordance with Gateway and seek additional technical reports as required.	April 2024
Commence agency consultation	May 2024
Commence Public Exhibition	June 2024
Consideration of submissions	July 2024
Report to Council – agency consultation and submission analysis	August 2024
Submission to DPHI for finalisation	September 2024
Gazettal of LEP amendment	September 2024

Conclusion

This Planning Proposal seeks to provide additional land use flexibility to permit the use of the Salt SLSC building to hold community and private functions ancillary to the core surf lifesaving functions through the amendment to the Tweed Local Environmental Plan by amending Land Zoning Map - Sheet LZN_023 to zone part Lot 4 DP1234959, SP3 – Tourist. The proposal will require all LEP mapping & development standards that currently apply to the western portion of the subject lot, being already zoned SP3, to be applied to part Lot 4 DP 1234959.

This would enable the surf club building upon the subject land to be utilised for community and private functions, subject to a development application being assessed on its planning merits.

This Planning Proposal has undertaken agency consultation and is currently undergoing community consultation. The outcomes of the consultation process will be provided in the final version of the planning proposal.