

**Planning Proposal PP23/0001**  
**Introduction of the C2 Environmental Conservation**  
**and C3 Environmental Management zones to Tweed**  
**Local Environmental Plan 2014**

**Version 1 for Gateway Determination**  
**MARCH 2023**

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## Background

Since publication of the *Northern Council's E Zone Review Final Recommendations Report* in 2016, Tweed Shire Council has been actively undertaking a contemporary review of the way land use zones in the Tweed Local Environmental Plans (LEPs) are used for environmental protection. This includes a strategic review of where conservation zones should apply to land, and development of the C2 Environmental Conservation and C3 Environmental Management zone land use tables.

The spatial land application zoning review is being undertaken in two stages. Stage 1 (Tweed Coast) includes all public and private land east of the Pacific Motorway, and areas west of the motorway in the suburbs of Banora Point, Chinderah, Cobaki, Tweed Heads West, Piggabeen and some parts of Bilambil Heights and Terranora. Draft zone mapping has been produced for the Stage 1 area, and during 2022 Council carried out informal consultation with landowners who are directly affected by a change in zone on the Stage 1 draft mapping. Feedback was also sought on Council's methodology for applying conservation zones to land, and the proposed zone objectives and land use permissibility.

On 6 October 2022 Council received and noted a submission review report and resolved to progress drafting of a planning proposal. On 16 March 2023, Council resolved to separate the administrative introduction of the conservation zones from the spatial application of zones to land and submit this planning proposal seeking introduction of the C2 and C3 land use tables to the Tweed Local Environmental Plan 2014.

## Part 1 Objectives and intended outcomes

### Objective

To amend the Tweed Local Environmental Plan (LEP) 2014 to introduce the C2 Environmental Conservation and C3 Environmental Management zones. This planning proposal does not propose the spatial application of conservation zones to any land.

This planning proposal is the first of a staged series of planning proposals intended to apply conservation zones across the Tweed local government area and integrate the land that was deferred under the Northern Council's E Zone review into the Tweed LEP 2014.

### Intended Outcomes

When the Tweed LEP 2014 was made, the C1 National Park zone was included in the land use table in Section 2.1, however the remaining conservation zones described in the Standard Instrument LEP were omitted. This was a direct result of the Department of Planning's 2012 – 2016 review of the application of environmental protection zones and consequential deferral of land proposed for such zoning.

Since that time, no conservation zones have been available for use on private land regulated by Tweed LEP 2014. Nonetheless, Council receives regular enquiries from land holders and developers on how they can progress with an application to rezone land where conservation zones are required to achieve appropriate development outcomes on sites with high conservation value land.

To date, Council's approach has been to enter into Voluntary Planning Agreements which support the application of an interim alternative zone to those areas, whilst guaranteeing their protection and/or restoration, and ensuring it will be transferred to the appropriate conservation zone when those zones become available within the Tweed LEP 2014. That process is resource and financially intensive on both Council and proponents, and the Department of Planning has advised it will be unlikely to support the use of that approach within future planning proposals.

Council is progressing with its comprehensive review of the application and use of zoning for environmental protection across the local government area in accordance with the *Northern Council's E Zone Review Final Recommendations Report* (the Final Recommendations). The original intention was the submission of a comprehensive Stage 1 planning proposal seeking to introduce the C2 and C3 zones into the land use table under Section 2.1 of the Tweed LEP 2014 and apply zones to all relevant land on the Tweed Coast. A Stage 2 planning proposal would have entailed the application of conservation zones across the remainder of the LGA.

The process for applying conservation zones to land and amending the LEP accordingly is technically and administratively complex and involves a significant number of landholders, therefore takes a long time to progress. Council has not advanced as efficiently through this process as was originally expected, therefore the intended outcome of this planning proposal is to expedite part of the overall Tweed Conservation Zone Review process to:

- Introduce the C2 Environmental Conservation and C3 Environmental Management zones to the list of available land use zones under Section 2.1 and to include relevant provisions for each of those zones within the Land Use Table at the end of Part 2.
- Facilitate effective and efficient development outcomes through the practical application of the C2 Environmental Conservation and C3 Environmental Management land use zones to high conservation value and other appropriate land during landowner initiated rezonings.

## Part 2 Explanation of provisions

The intended outcomes will be achieved by amending the Tweed Local Environmental Plan 2014 as follows:

- Addition of C2 Environmental Conservation and C3 Environmental Management to the list of available land use zones under Section 2.1, and
- Addition of relevant provisions for each of those zones within the Land Use Table at the end of Part 2.

Having regard to the Northern Council's E Zone Review Final recommendations report along with the environmental characteristics and development history of the Tweed local government area, Council proposes that conservation zones be introduced to the Tweed LEP 2014 as described below.

### Zone C2 Environmental Conservation

The C2 zone is designed for use in areas of the Tweed with high conservation value that should be protected primarily for conservation purposes, particularly in areas experiencing high development pressure such as the Tweed Coast. Future planning proposals will seek to apply the C2 zone to coastal wetlands, littoral rainforests, endangered ecological communities, threatened species habitat, over-cleared vegetation communities and other land that meets the specific criteria outlined in the Final Recommendations.

The first two objectives align with the Standard Instrument LEP mandatory objectives, except where the word 'aesthetic' has been omitted from Objective 1 to ensure consistency with the Final Recommendations Report. The narrative on Page 18 of that report prohibits Council from using scenic or aesthetic values as an attribute for the application of an E2 or E3 zone or mapped planning control". Recommendation 18 suggests the Department will "consider a revision of the Standard Instrument LEP template to remove 'aesthetic values' from the zone objectives of the E2 and E3 zones". While no such amendment to the Standard Instrument LEP has come to fruition, Council is of the opinion that inclusion of 'aesthetic values' in the objectives of the C2 zones of the Tweed LEP 2014 would create unnecessary confusion in the community. Council therefore respectfully proposes the word 'aesthetic' be omitted from Objective 1, despite the SI LEP wording.

The intent of objective 3 is to clarify that the primary intent for land zoned as C2 is that it be set aside and protected, rather than considered in all instances appropriate for limited development.

The final drafted objective seeks to extend objective 1 to include the protection and restoration of environmentally sensitive lands. Much of the Tweed's remaining highly significant natural habitats are in close proximity to existing and future urban development, meaning they are sensitive to development pressure, in need of ongoing management and restoration to mitigate the impacts associated with proximity to urban areas.

Tweed Shire Council proposes a limited range of permissible land uses as a means of strengthening protection in the above areas, acknowledging the intended targeted application of the C2 zone to areas of highly significant value, and the limited range of permissible land

uses in the equivalent existing environmental protection zones 7(a) Environmental Protection (Wetlands and Littoral Rainforests) and 7(l) Environmental Protection (Habitat).

In accordance with the Final Recommendations Report

In accordance with the Final Recommendations Report (Recommendation 14) *extensive agriculture* is to be 'permitted with consent' in the C2 zone.

Relevant provisions for the C2 Environmental Conservation zone within the Land Use Table at the end of Part 2 are proposed as follows:

<b>Zone C2</b>	<b>Environmental Conservation</b>
<b>1</b>	<b>Objectives of zone</b>
	<ul style="list-style-type: none"> <li>To protect, manage, and restore areas of high ecological, scientific, cultural values.</li> </ul>
	<ul style="list-style-type: none"> <li>To prevent development that could destroy, damage or otherwise have an adverse effect on those value.</li> </ul>
	<ul style="list-style-type: none"> <li>To identify land set aside primarily for conservation and habitat restoration.</li> </ul>
	<ul style="list-style-type: none"> <li>To protect, manage and restore environmentally sensitive areas of public land.</li> </ul>
<b>2</b>	<b>Permitted without consent</b>
	Environmental protection works, Home occupations
<b>3</b>	<b>Permitted with consent</b>
	Bed and breakfast accommodation, Environmental facilities, Extensive Agriculture, Home-based childcare, Home business, Oyster aquaculture, Recreation areas, Roads
<b>4</b>	<b>Prohibited</b>
	Business premises, Hotel or motel accommodation, Industries, Local distribution premises, Multi dwelling housing, Pond-based aquaculture, Recreation facilities (major), Residential flat buildings, Restricted premises, Retail premises, Seniors housing, Service stations, Tank-based aquaculture, Warehouse or distribution centres. Any other development not specified in item 2 or 3.

### Zone C3 Environmental Management

The C3 zone is designed to provide for the protection and management of areas with high ecological value in areas that would otherwise meet the C2 criteria, while recognising the need for flexibility in the use of that land through a broader range of compatible land uses, particularly in areas where established and lawful rural or agricultural uses are ongoing.

The first two objectives align with the Standard Instrument LEP mandatory objectives, except where the word 'aesthetic' has been omitted from Objective 1 (See justification provided in C2 section above).

The third objective had been drafted to provide further context to mandatory objectives 1 and 2, by emphasising the scale and types of permissible tourism and residential development that Council considers able to meet the mandatory objectives in areas of high ecological value. Areas of high ecological value in the Tweed are almost all exclusively bushfire prone, and



many are flood affected. This objective emphasises the absolute need to mitigate risk from these and other natural hazards and require consideration of whether such protection can be achieved without detrimental environmental impacts.

The final drafted objective seeks again to provide context to the permissibility of agricultural uses in the C3 zone, which must be compatible with and complement vegetated or bushland settings and maintain or enhance those areas.

The proposed range of permissible uses for the C3 zone attempts to reflect, as closely as possible, the range of land uses that are permissible in the RU2 Rural Landscape zone. However, land uses that would not otherwise be contemplated in bushland areas are proposed to be prohibited in the C3 zone, for example, group homes due to bushfire risk; other development types that cannot reasonably be carried out in a manner that is sympathetic to bushland settings and areas of high conservation value or require extensive clearing.

In accordance with the Final Recommendations Report, *extensive agriculture* is to be 'permitted without consent' in the C3 zone.

Relevant provisions for the C3 Environmental Management zone within the Land Use Table at the end of Part 2 is proposed as follows:

<b>Zone C3</b>	<b>Environmental Conservation</b>
<b>1</b>	<b>Objectives of zone</b>
	<ul style="list-style-type: none"> <li>To protect, manage, and restore areas of high ecological, scientific, cultural values.</li> </ul>
	<ul style="list-style-type: none"> <li>To provide for a limited range of development that does not have an adverse effect on those values.</li> </ul>
	<ul style="list-style-type: none"> <li>To facilitate low scale tourism and residential development that has adequate protection from natural hazards and will not have detrimental impact on the environmental attributes.</li> </ul>
	<ul style="list-style-type: none"> <li>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</li> </ul>
<b>2</b>	<b>Permitted without consent</b>
	Environmental protection works, Extensive agriculture, Home occupations
<b>3</b>	<b>Permitted with consent</b>
	Bed and breakfast accommodation, Boat launching ramps, Boat sheds, Camping grounds, Cellar door premises, Dual occupancies (attached), Dwelling houses, Eco-tourist facilities, Environmental facilities, Farm buildings, Farm stay accommodation, Flood mitigation works, Forestry, Home-based child care, Home business, Home industries, Horticulture, Jetties, Kiosks, Oyster aquaculture, Pond-based aquaculture, Recreation areas, Research stations, Roads, Roadside stalls, Rural workers dwellings, Tank-based aquaculture, Water recreation structures, Water supply systems
<b>4</b>	<b>Prohibited</b>
	Industries, Local distribution premises, Multi dwelling housing, Residential flat buildings, Retail premises, Seniors housing, Service stations, Warehouse or distribution centres. Any other development not specified in item 2 or 3.

## Inconsistencies with Tweed (City Centre) LEP 2012

The Tweed (City Centre) LEP 2012 was made prior to the DPE's E Zone Review. The C2 zone is therefore already in place in the Tweed LEP 2012.

The broader Tweed Conservation Zone Review Stage 1 has identified some changes to the spatial application of the C2 zone across the Tweed Heads area, and minor changes to the land use table are also required to align the zone objectives and schedule of permissible uses with the Final Recommendations.

The C2 land use table for Tweed LEP 2014 as proposed within this planning proposal is therefore not the same as the existing C2 land use table in Tweed (City Centre) LEP 2012.

Council's long-term objective is to combine its two primary LEPs, which would remove many existing inconsistencies between the land use tables and other provisions across the two instruments. In the meantime, a separate single proposal to amend the statutory controls and the Tweed (City Centre) LEP 2012 map series will be submitted in tandem with the broader complex planning proposal that seeks application of the conservation zones to all Stage 1 land subject to Tweed LEP 2014.

The primary reason for separating amendments to the Tweed LEP 2014 statutory controls from the mapping in this planning proposal is to expedite the introduction of C zones for use in rezoning applications across land subject to TLEP 2014. The C2 zone is already in place in Tweed (City Centre) LEP 2012, so that immediate need does not exist. Seeking a single holistic amendment to the Tweed (City Centre) LEP 2012 at the same time as the application of conservation zones across the Stage 1 area is therefore preferred.

To date no land in the Tweed Heads area is considered appropriate for the C3 zone so there is no intention to introduce the C3 zone to the Tweed (City Centre) LEP 2012.

## Part 3 Justification

### Section A

#### Need for the planning proposal

##### **1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?**

Yes. This planning proposal seeks to introduce conservation zones in accordance with the recommendations of the NSW Department of Planning and Environment in the *Northern Councils E Zone Review Final Recommendations Report 2016*.

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

The objective and intended outcome can only be achieved by way of an amendment to the Tweed LEP 2014. There are no other methods by which new land use zones can be introduced into the Tweed LEP 2014.

### Section B

## Relationship to strategic planning framework

### **3 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)?**

Yes.

The proposal is consistent with Objective 3 of the NSW North Coast Regional Plan (NCRP) 2041 which is to protect regional biodiversity and areas of high environmental value.

Specific actions in the NCRP 2041 for the Tweed LGA include to retain and protect local biodiversity through effective management of environmental assets and ecological communities.

This planning proposal will give effect to the above actions and objectives making the C2 and C2 land use zones available for use during rezoning applications, securing appropriate retention and protection of local and regional biodiversity, and areas of high environmental value, at the strategic planning phase.

### **4 Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?**

Yes. The planning proposal responds to the following planning priorities outline in the Tweed Local Strategic Planning Statement (LSPS) 2020:

Planning Priority 1: "Protect the Tweed's significant natural environment, resources and landscape qualities, while cultivating growth and development, which promotes the health and vitality of the community".

Planning Priority 2: "Promote, protect, conserve and enhance the Tweed's high scenic quality, biological and ecological values for future generations and ecosystem health".

Specifically, this planning proposal is the first step in advancing Action 2.4 of the LSPS: "Promote the protection of biological and ecological values, through the application of appropriate environmental and waterway zones in accordance with the Northern Council E Zone Review – Final Recommendations Report, and development of biodiversity overlays and associated development controls".

Tweed Community Strategic Plan (CSP) 2022-2032 Goal 1.1 reads "Take action as caretakers for our internationally significant environment to pass onto our next generation" and Goal 2.2 reads "work together to reduce our impact on the natural environment and adapt to climate change for a sustainable future". This planning proposal facilitates Council reaching those goals through the introduction of land use zones which allow protection of high value natural environmental areas through the contemporary local planning framework.

### **5 Is the planning proposal consistent with any other applicable State and regional studies or strategies?**

This planning proposal is consistent with *Tweed Regional City Action Plan 2036*, particularly Objective 16: “Grow tourism, events and visitor experiences in a culturally and environmentally sensitive way”. This Action Plan recognises Tweed’s tourism offering as based heavily on its stunning natural environment, with Action 16.1 being to “plan for events and nature-based tourism, including infrastructure and supporting uses and mitigate land use conflict.”

In recognition of the need to accommodate and facilitate tourism-based land uses within the natural areas of the Tweed, the proposed C3 land use table includes a range of appropriate low-impact permissible uses.

## **6 Is the planning proposal consistent with the applicable State Environmental Planning Policies (SEPPs)?**

The introduction of zones that are appropriate for the protection of koala habitat through the local land use planning framework is consistent Chapter 4 (Koala Habitat Protection 2021) of State Environmental Planning Policy (Biodiversity Conservation) 2021 which encourages the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present-day range and reverse the current trend of koala population decline.

This planning proposal is also consistent with Chapter 2 (Coastal Management) of State Environmental Planning Policy (Resilience and Hazards) 2021 which seeks to manage development in the coastal zone and protect the environmental assets of the coast. Future planning proposals will seek to apply the proposed C2 zone over land verified as Coastal Wetland or Littoral Rainforest which are two important coastal environmental assets identified under that policy.

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

Consistency of this planning proposal with the relevant and applicable s9.1 Ministerial Directions is discussed in Table 1 below:

*Table 1- Consistency with s9.1 Directions*

S9.1 Direction	Application	Relevance to this planning proposal	Consistency with direction
<b>1. Planning Systems</b>			
1.1 Implementation of Regional Plans	<p><u>Summary of Objectives</u> The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions, and actions contained in Regional Plans.</p> <p><u>Application</u> This direction applies to a relevant planning authority when preparing a planning proposal for land to which a Regional Plan has been released by the Minister for Planning.</p>	This planning proposal affects land subject to North Coast Regional Plan 2036	Consistent. Refer to Section B Point 3 above for details.
1.3 Approval and Referral Requirements	<p><u>Objectives:</u> The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p> <p><u>Application:</u> This direction applies to all relevant planning authorities when preparing a planning proposal.</p>	This planning proposal is relevant to this Direction as it seeks to amend provisions that will affect the assessment of planning proposals and development applications.	Consistent. This planning proposal is advancing the main objective of this Direction, which is to encourage the efficient and appropriate assessment of development.
<b>3. Biodiversity and Conservation</b>			
3.1 Conservation Zones	<p><u>Objective</u> The objective of this direction is to protect and conserve environmentally sensitive areas.</p> <p><u>Application</u></p>	This direction is relevant as the planning proposal is seeking the introduction of conservation zones to the Tweed LEP 2014.	Consistent. The introduction of the C2 and C3 zones to the Tweed LEP 2014 will by its nature facilitate the protection and conservation of environmentally sensitive areas.

Table 1- Consistency with s9.1 Directions

S9.1 Direction	Application	Relevance to this planning proposal	Consistency with direction
	This direction applies to all relevant planning authorities when preparing a planning proposal.		
3.2 Heritage Conservation	<p><u>Objective</u> The objective of this direction is to conserve items, areas, objects, and places of environmental heritage significance and indigenous heritage significance.</p> <p><u>Application</u> This direction applies to all relevant planning authorities when preparing a planning proposal.</p>	This direction is relevant because the <i>Final Recommendations Report</i> identifies 'culturally significant land' as a criterion for inclusion of land in the C2 Environmental Conservation zone.	<p>Consistent.</p> <p>This planning proposal does not seek to apply the C2 zone to any land thereby does not seek any change in land use zoning or works that would impact on items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p>
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs.	<p><u>Objective</u> The objective of this direction is to ensure that a balanced and consistent approach is taken when applying conservation zones and overlays to land on the NSW Far North Coast.</p> <p><u>Application</u> This direction applies when a relevant planning authority prepares a planning proposal within the Ballina, Byron, Kyogle, Lismore, and Tweed local government areas that introduces or alters an C2 Environmental Conservation or C3 Environmental Management zone or introduces or alters an overlay and associated clause</p>	This direction is relevant because it seeks to introduce the C2 and C3 zones to the Tweed Local Environmental Plan 2014.	Consistent. The proposed objectives and list of permitted and prohibited land uses is consistent with the <i>Northern Councils E Zone Review Final Recommendations</i> .

#### 4. Resilience and Hazards

Table 1- Consistency with s9.1 Directions

S9.1 Direction	Application	Relevance to this planning proposal	Consistency with direction
4.1 Flooding	<p><u>Objectives</u> The objectives of this direction are to:</p> <p>(a) ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</p> <p>(b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.</p> <p><u>Application</u> This direction applies to all relevant planning authorities that are responsible for flood prone land when preparing a planning proposal that creates, removes, or alters a zone or a provision that affects flood prone land.</p>	This Direction is relevant as some parts of the Tweed area are affected by flooding risk.	Consistent. No land is directly affected by this planning proposal. Any future conservation zoning of flood prone land would require separate assessment and determination via separate planning proposal.
4.2 Coastal Management	<p><u>Objective</u> The objective of this direction is to protect and manage coastal areas of NSW.</p> <p><u>Application</u> This direction applies when a planning proposal authority prepares a planning proposal that applies to land that is within the coastal zone, as defined under the Coastal Management Act 2016 - comprising the coastal wetlands and littoral rainforests area, coastal vulnerability area, coastal environment area and coastal use area - and as identified by chapter 2 of the State Environmental Planning Policy (Resilience and Hazards) 2021.</p>	This Direction is relevant as some parts of the Tweed are within the Coastal Zone.	Consistent. No land is directly affected by this planning proposal. Any future conservation zoning of land within the Coastal Zone would require separate assessment and determination via separate planning proposal.
4.3 Planning for Bushfire Protection	<p><u>Objectives</u> The objectives of this direction are to:</p> <p>(a) protect life, property, and the environment from bush fire hazards, by discouraging the establishment of incompatible</p>	This Direction is relevant as some parts of the Tweed area are bushfire prone.	Consistent. No land is directly affected by this planning proposal. Any future conservation zoning of bushfire prone land would require separate assessment and

Table 1- Consistency with s9.1 Directions

S9.1 Direction	Application	Relevance to this planning proposal	Consistency with direction
	<p>land uses in bush fire prone areas, and (b) encourage sound management of bush fire prone areas.</p> <p><u>Application</u>            This direction applies to all local government areas when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to, land mapped as bushfire prone land.            This applies where the relevant planning authority is required to prepare a bush fire prone land map under section 10.3 of the EP&amp;A Act, or, until such a map has been certified by the Commissioner of the NSW Rural Fire Service, a map referred to in Schedule 6 of that Act.</p>		determination via separate planning proposal.
4.3 Acid Sulfate Soils	<p>This direction applies to all relevant planning authorities that are responsible for land having a probability of containing acid sulfate soils when preparing a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps held by the Department of Planning and Environment</p>	<p>This direction is relevant as some parts of the Tweed are affected by Acid Sulfate Soils.</p>	<p>Consistent. No land is directly affected by this planning proposal. Any future conservation zoning of land affected by acid sulfate soils would require separate assessment and determination via separate planning proposal.</p>



## Section C

### Environmental, Social and Economic Impact

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

No.

This planning proposal seeks to introduce land use zones designed specifically for the protection of threatened species habitat, endangered ecological communities, and other areas of high environmental value. It is administrative in nature and will not directly result in any changes to the spatial extent or occurrence of land use zones in the Tweed. The application of the proposed conservation zones to any land would be subject to future assessment and determination via the strategic planning framework.

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

No.

This planning proposal seeks to introduce land use zones designed specifically for the protection of threatened species habitat, endangered ecological communities and other areas of high environmental value. It is administrative in nature and will not directly result in any changes to the spatial extent or occurrence of land use zones in the Tweed. The application of the proposed conservation zones to any land would be subject to future assessment and determination via the strategic planning framework.

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

This planning proposal is expected to streamline and simplify the rezoning process for future proponents, Council, and the Department of Planning, by avoiding the need to use Voluntary Planning Agreements or other complicated legal mechanisms as a means of securing offset areas and/or the protection of high value environmental assets, in the absence of available conservation zones. The resulting social and economic effects include shorter assessment and processing timeframes, reduced costs, and an overall more efficient process.

Additional social benefits include facilitating positive community and landowner perceptions of the new conservation zones being used in the planning proposal process, protecting high value environmental areas of new land releases from inappropriate development from the outset.

## Section D

### State and Commonwealth interests

**1 Is there adequate public infrastructure for the planning proposal?**

This planning proposal will not result in an increased demand for public infrastructure.

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

This part of the planning proposal will be updated following agency consultation.

## Part 4 Maps

This planning proposal does not seek any mapping changes.

The application of the proposed C2 and C3 zones via amendments to the map series will be the subject of future planning proposals.

## Part 5 Community consultation

Council has been performing early-stage community engagement since March 2022. The engagement program to date has been aimed at building landowner and community understanding of Council's approach to the design and application of the new conservation zones. Along with verifying existing vegetation and primary use of land proposed for a zone change on Council's draft mapping.

The proposed C2 and C3 zone objectives, permitted and prohibited uses have also been publicly available for the entire period. Council has not received any submissions or specific feedback in relation to the proposed land use table content.

This planning proposal will undergo a formal community consultation process as required by the Gateway determination and section 3.34 of the *Environmental Planning and Assessment Act 1979*. This includes any required consultation with government agencies or other authorities.

This part of the planning proposal will be updated upon completion of community consultation to provide a summary of community feedback, key matters raised and Council's response.

## Part 6 Timeframe

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

Task	Timeframe	Completed
Referral of the planning proposal for a Gateway determination	April 2023	
<b>Gateway Determination</b>	May 2023	
Undertake requirements of the Gateway Determination and prepare V2 planning proposal	June 2022	
Public exhibition	July 2023	
Agency consultation	July 2023	
Review submissions, respond and prepare V3 planning proposal for Council's consideration	August 2023	
Council report to finalise and refer the plan to the DPE to be made	September 2023	
Referral of the Plan to the DPE for making	September 2023	
Plan to be made within 12 months of Gateway	November 2023	



Customer Service | 1300 292 872 | (02) 6670 2400

[tsc@tweed.nsw.gov.au](mailto:tsc@tweed.nsw.gov.au)  
[www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au)

Fax (02) 6670 2429  
PO Box 816  
Murwillumbah NSW 2484