

Tweed LEP Amendment

PLANNING PROPOSAL

Version 2

Lot 5 DP 501046, Lots 7 and 8 DP 216403 and

Lot 10 DP 1037066

84, 86, 88, 90 and 92

Chinderah Bay Drive,

Chinderah

June 2024

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Introduction

Purpose of the Planning Proposal

Council has prepared this Planning Proposal in response to request made by Solo Resource Recovery to amend Schedule 1 of the Tweed Local Environment Plan 2014 (TLEP2014) in relation to their land at Lot 5 DP 501046, Lots 7 and 8 DP 216403 and Lot 10 DP 1037066 No. 84, 86, 88, 90 and 92 Chinderah Bay Drive, Chinderah (the ‘subject site’, ref. Figure 1). The purpose of the amendment is to include “Depot” as a land use permitted with consent on the subject site. This planning proposal has been prepared to determine whether the amendment has sufficient strategic and site-specific merit.

Site context and background

The subject site is currently occupied by Solo Resource Recovery, the current Tweed Shire Council waste contractors and is used for their head office, vehicle storage, repairs and maintenance (ref Figure 2). Given the site is adjacent to the Tweed River and comprises part of the floodplain, it was impacted by the February/March 2022 Tweed River floods.

The Applicant has used the site for their operation for over 70 years. During this period the use has expanded to meet the needs of the growing population in north-eastern New South Wales and advances in waste management. The Applicant submitted that further expansion is required to meet the demand generated by the ongoing population growth in the region. In order to achieve this, the proponent seeks approval of the existing operation which includes use of the land for the purposes of a depot.

Under the current Tweed LEP 2014 provisions, the subject site is zoned MU1 Mixed Use (ref. Figure 3) which prohibits development for the purposes of “Depot”. Therefore, this planning proposal seeks to add “Depot” as an additional permitted use on the subject site to ensure the ongoing operation, particularly vehicle storage and maintenance component, is lawful.

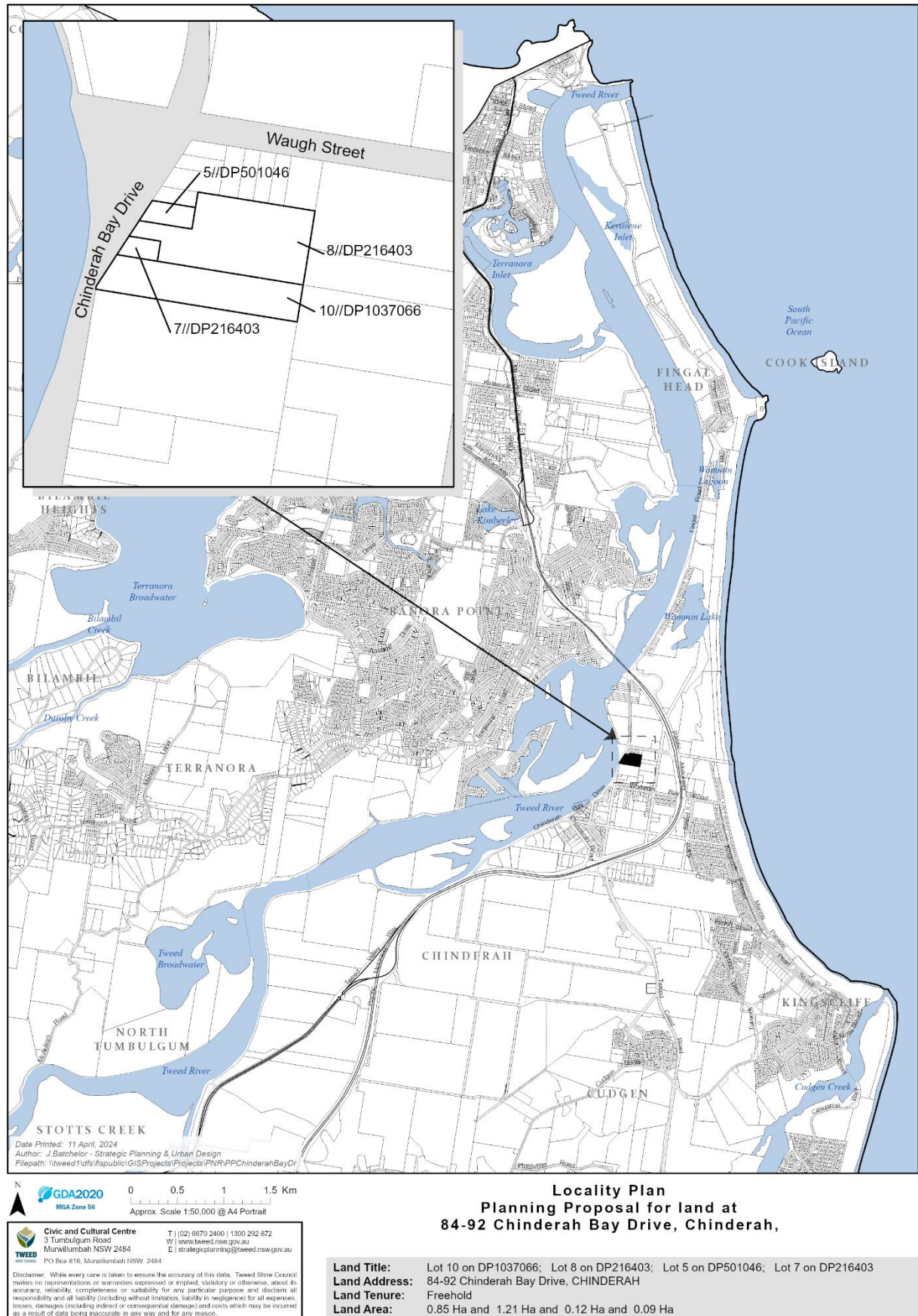
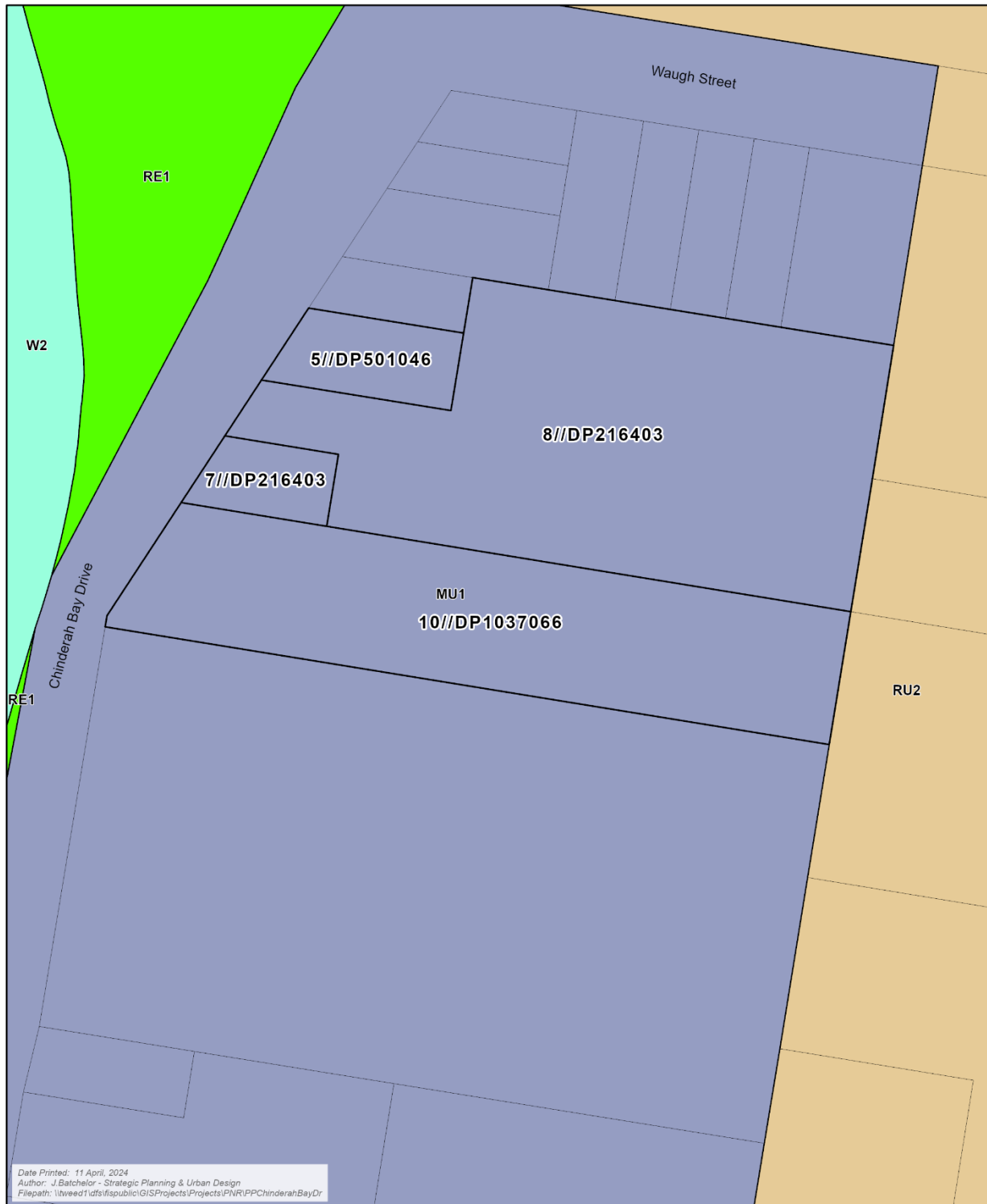


Figure 1: Site Locality Plan



Figure 2: Aerial View of the site and adjoining land



Current Land Zoning



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Tweed Local Environmental Plan 2014

- MU1 Mixed Use
- RE1 Public Recreation
- RU2 Rural Landscape
- W2 Recreational Waterways
- Subject Sites

Land Title: Lot 10 on DP1037066; Lot 8 on DP216403; Lot 5 on DP501046; Lot 7 on DP216403
Land Address: 84-92 Chinderah Bay Drive, CHINDERAH
Land Tenure: Freehold
Land Area: 0.85 Ha and 1.21 Ha and 0.12 Ha and 0.09 Ha

Figure 3: Current zoning under Tweed LEP 2014.

Part 1 Objectives or intended outcomes

The intended outcome of this planning proposal is to amend Schedule 1 Additional Permitted Uses and Additional Permitted Uses Map of the Tweed LEP 2014 to:

1. Facilitate expansion of the existing facility to meet the demand generated by the ongoing population growth in the region.
2. Enable a future Development Application for a depot use to be considered on its planning merits on the subject site. A substantial portion of the subject site is used for parking and storage of vehicles, however the relevant land use, "Depot", is currently prohibited.

Part 2 Explanation of provisions

The proposed outcome will be achieved by:

- The insertion of a provision in Schedule 1 of the Tweed LEP 2014 permitting development for the purposes of "Depots" as a land use permitted, with consent, on land at Lot 5 DP 501046, Lots 7 and 8 DP 216403 and Lot 10 DP 1037066, being 84, 86, 88, 90 and 92 Chinderah Bay Drive, Chinderah.
- Amendment to Tweed LEP 2014 Additional Permitted Uses map as per the above point.

Part 3 Justification of strategic and site-specific merit

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?

The proposal is not a direct result of the Tweed Local Strategic Planning Statement - 2020 (TLSPS), however it gives effect to one of its key priorities. TLSPS presents Tweed Shire Council's 20-year vision for land-use in the local area, the special character and values that are to be preserved and how change will be managed into the future.

Planning Priority No 15 is of particular relevance to this planning proposal as it seeks to "Deliver housing supply and associated infrastructure to meet the needs of a growing population whilst sensitive environmental and agricultural hinterlands are protected". This planning priority notes that the demand for more development to accommodate population growth places increasing pressure on existing infrastructure and the effective, efficient and sustainable delivery of new urban release areas relies on local infrastructure to be provided at the appropriate stage in a cost-effective manner. Action 15.9 formulated as part of this planning priority seeks to collaborate with infrastructure service providers to ensure timely and coordinated delivery of essential services and infrastructure. It is considered that this planning proposal is consistent with, and gives effect to this planning priority.

Planning priority 3 of the TLSPS requires that Council prepare for change by identifying and responding to the range of environmental, social and economic pressures that climate change poses. Specifically, action 3.3 identifies the need to manage risks and build resilience in a way that contributes to the wellbeing and prosperity of all residents and visitors, by identifying, avoiding and managing vulnerable areas and hazards. Similarly, action 3.5 identifies the need to leverage planning controls to ensure development is appropriately restricted and managed in high flood-risk, bushfire prone and other hazard areas.

Given the subject site is vulnerable to flooding hazards, this planning proposal seeks to avoid and manage impacts to the wellbeing of residents and visitors by supporting the continued use of the land by less vulnerable land uses.

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

Yes. To implement this amendment, it is proposed to amend Schedule 1 of the Tweed Local Environmental Plan 2014 (LEP) through the insertion of a new land use permitted, with consent, on the subject site.

The amendment to Schedule 1 supports the outcome of the planning proposal by providing a viable opportunity for the existing commercial business to continue operating from the site for the foreseeable future.

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 Tweed local government area is located within the North Coast region, subject to the NSW North Coast Regional Plan 2041 (NCRP). Whilst the regional plan does not formulate actions or objectives that are directly relevant to this particular planning proposal, consistency can be demonstrated by positioning the Solo Resource Recovery operations as a key component of the local infrastructure - waste management is recognised as a type of infrastructure under the Transport and Infrastructure SEPP.

The vision for the region prescribed under this Plan includes:

The region responds to the challenge of climate change in constructive and innovative ways that minimise exposure to hazards, build community resilience and promote a sustainable future.

For Tweed Shire particularly, the Plan establishes 'Liveable and Resilient' as one of the key Local Government narratives through providing "support to adapt to climate change, particularly in key risk

areas such as water security, infrastructure resilience and coastal management to address storm surges and sea level rise”.

The proposed amendment to the TLEP2014 advances this vision and narrative by way of providing an opportunity for the Tweed’s key waste management operator to sustainably grow, improve their resilience and effectively utilise well located yet flood prone land. As a business that has dealt with multiple flood impacts, they are well placed to mitigate future impacts and exposure to hazards through incorporating innovative approaches to design and construction. These matters will be subject to future development applications and any development proposed for the site will be assessed at the DA stage against potential adverse impacts on the marine environment, risks and hazards.

Further, this planning proposal is consistent with Objective 11 of the Plan ‘Support cities and centres and coordinate the supply of well-located employment land’. The NCRP refers to employment lands as areas zoned for industrial purposes which provide the ‘essential space for the delivery of utilities and urban services’ including depots. The proposal supports this Objective as it takes advantage of the existing infrastructure and seeks to accommodate the capacity for cost-effective expansion, maximising the efficient use of existing employment land, whilst reducing costs and limiting environmental impacts.

This planning proposal also aligns with Objective 6 ‘Create a circular economy’ which seeks to minimise waste and to reduce environmental impacts identifies. The objective specifically notes waste from natural disasters as an emerging challenge and opportunity for waste management services in the North Coast Region. By enabling the future expansion of the waste management service, this planning proposal allows the operator to embrace opportunities for better waste capture and processing.

4 Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

The proposal is consistent with the Tweed Community Strategic Plan 2022-2032 which guides the future direction of the Tweed for the next 10 years and describes the community’s vision and aspirations for the future of the Tweed.

One of the challenges and opportunities identified for the Tweed Shire includes ‘supporting a diverse local economy’. The challenge in this context is balancing policy positions to suit a range of diverse local industries that enable sustainable local employment and leverage locational advantages. The opportunity available is to enable flexibility and innovation to support business growth and employment diversification.

The goals identified by the Plan are split into four themes; preserving, living, thriving and growing. Under the thriving theme, the goal relevant to this planning proposal is Goal 3.4 'Support our local economy to thrive and to generate economic opportunities'. The planning proposal supports the Plan given it enables sustainable local employment, supports business growth and employment diversification.

In August 2020, Tweed Shire Council adopted the 'Towards Zero Waste Strategy' to define a framework that supports Council and the community to pursue zero waste targets. The vision of this strategy is 'A Zero Waste Future by 2040' with three guiding principles:

- lead by example and embed a local circular economy,
- engage and educate households and businesses on the value of resources,
- maximise the recovery of resources.

This planning proposal is consistent with this strategy as it enables the key waste management company to grow and evolve their operations in accordance with local community needs and assists in maximising the recovery of resources.

Consistency with the Tweed Local Strategic Planning Statement has been discussed under section 1 of this part (p. 5-6).

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

NSW State Infrastructure Strategy 2022 – 2042 formulates a strategic direction to plan sufficient infrastructure catering for ongoing population growth. Strategic directions formulated within Chapter 4 'Service Growing Communities' prioritise access to efficient, quality services through better use of assets and a better mix of physical infrastructure and technology-enabled solutions. The anticipated outcome of this planning proposal – a gradual expansion of the Shire's key waste management operator – is considered consistent with this Strategy.

6 Is the planning proposal consistent with applicable SEPPs?

State Environmental Planning Policies (SEPPs) deal with matters of State or regional environmental planning significance. They are made by the Governor on the recommendation of the Minister for Planning and may be exhibited in draft form for public comment before being published as a legal instrument. The following SEPPs broadly apply to the subject site.

SEPP (Resilience and Hazards) 2021

This Policy requires the assessing authority to consider matters with regard to coastal management, hazardous and offensive development and remediation of land. It is noted that the subject site is not

located within the coastal zone nor does it propose the use of the site for the purposes of hazardous and offensive development.

The objectives of Chapter 4 relating to remediation of land include providing for a Statewide planning approach to the remediation of contaminated land. To address this matter, a Preliminary Site Investigation was prepared by HMC Environmental Consulting Pty Ltd in support of this proposal and concludes as follows (p.17-18):

“A review of available information, and a detailed site inspection revealed the long-term occupation of the waste vehicle depot since 1950 to present day. As there is no change of use, there would be no earthworks allowing for increased exposure to existing soil. However, given the long-term use of the workshops, a strategic sampling regime is recommended to meet the requirements of Direction 4.4 and assess whether the land is contaminated, and, if the land is contaminated, whether the land is suitable in its contaminated state (or will be suitable, after remediation) for all the potential land uses within the proposed zoning”.

To extend the Preliminary Site Investigation and meet the obligations of SEPP (Resilience and Hazards) 2021, Melaleuca Group Pty Ltd completed a Peer Review of available documentation relating to Contamination and prepared a Preliminary Risk Assessment to support the Planning Proposal. The Peer Review concluded as follows (p.6):

“[I]t is considered there is sufficient evidence available to satisfy Council that the site in its current state would be suitable for its ongoing use as a depot.

While future proposals may require excavations into the fill materials and/or breach the fill materials (e.g. construction of footings for a new shed), it is considered that investigations into potential contamination for such proposals should occur at that stage as a requirement of the Development Application process and to meet the requirements of the State Environmental Planning Policy (Resilience and Hazards) 2021.

Similarly, while the zoning allows for more sensitive landuses at the site. Such a change of use would require a Development Application and thereby a requirement to complete additional site investigations to determine any potential contamination at the site. However, the site is mapped as flood liable and is already filled (up to 1.5m depth). Thereby, it is considered unlikely that a future proposal for a more sensitive land use would entail the removal of broad areas of the fill and exposure to in situ soils. Rather, it is considered likely, additional fill materials would be placed on the site which would further increase the encapsulation of any unknown or undetected contaminated soils at the site. If any fill materials need removal from the site for any future proposal, these would require characterization under NSW EPA (2014) Waste Classification Guidelines to determine the appropriate destination of the material”.

As a result, it is considered this planning proposal is consistent with this SEPP.

SEPP (Transport and Infrastructure) 2021

This planning proposal is considered consistent with the Transport and Infrastructure SEPP, as it advances the aim of this SEPP, which is to facilitate the effective delivery of infrastructure across the State.

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

Directions issued by the Minister for Planning to relevant planning authorities under Section 9.1(2) of the *Environmental Planning and Assessment Act 1979* apply to planning proposals lodged with the DPE.

The following Section 9.1 Directions by the Minister for Planning, discussed further in Appendix 1, apply to the subject site:

- 1.1 Implementation of Regional Plans
- 1.3 Approval and Referral Requirements
- 1.4 Site Specific Provisions
- 3.2 Heritage Conservation
- 4.1 Flooding
- 4.4 Remediation of Contaminated Land
- 4.5 Acid Sulfate Soils
- 5.1 Integrating Land Use and Transport
- 7.1 Business and Industrial Zones

No inconsistencies are considered sufficient to prevent the planning proposal from proceeding.

Section C Environmental, social and economic impact

8 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?

No adverse impact on critical habitat or threatened species, populations or ecological communities or their habitats have been identified as part of the strategic planning assessment of this proposal. The subject site has been used for waste management for approximately 70 years and does not contain any identified environmental values.

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

With the exception of potential site contamination relating to historical commercial/industrial activities, any application for development on the site will be assessed in accordance with Council's existing procedures, guidelines and requirements, and any approval will likewise require appropriate consideration of potential adverse environmental impacts on the site or adjoining land and water bodies.

Flooding

The subject site is mapped flood prone. By altering a zone that affects flood prone land, the planning proposal seeks to enable existing commercial operations to expand and meet future demand. The change in land use table in itself does not change the flood behaviour or impact of the site and adjoining land, compared to the existing MU1 Mixed Use zoning. Either zoning could be expected to permit applications for filling, large footprint buildings, hardstands, fencing and other flood impact considerations. Given the existing use, Council officers are of the view that flood assessment is not required as part of this planning proposal.

Given the current focus on floodplain development in Chinderah and West Kingscliff, the landowner has provided the following description of the existing development's flood vulnerability and damages in the 2017 and 2022 floods.

- *Land/footprint inundation approx. 30%*
- *Major (26-50%) property damage (09/03/2022) towards property frontage*
- *Minor (1-25%) property damage behind*

Any subsequent application on the site would be assessed on merit according to the LEP and DCP clauses.

Acid sulfate soils

Council's Acid Sulfate Soils Planning Maps shows the site to be mapped as Class 3. Development consent will be required for works more than 1 metre below the natural ground surface and works by which the water table is likely to be lowered more than 1 metre below the natural ground surface.

Contamination

The Applicant has submitted a Preliminary Site Investigation report and a Peer Review Preliminary Risk Assessment. Both have been reviewed by Council staff and have been considered to satisfy the requirements for a preliminary site investigation as required to be considered as part of the planning proposal process.

Aboriginal heritage

The planning proposal has been prepared with reference to the Tweed Aboriginal Cultural Heritage Management Plan 2018. The subject site is not mapped as containing "predictive" or "known" Aboriginal objects or places. It does not contain objects of significance to European heritage.

Bushfire

The subject site is not mapped under Council mapping database as being subject to a vegetation buffer for bushfire prone land.

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

This planning proposal seeks to allow "depot" land use on the subject site. As such, social and economic effects of this planning proposal are considered to be limited, however offering an opportunity for Solo Resource Recovery to expand operations to meet the growing needs of the local community in response to the social and economic needs and aspirations of the Tweed.

Section D State and Commonwealth interests

11 Is there adequate public infrastructure for the planning proposal?

There are no known issues with the current water and sewer infrastructure to service the site. Any future development application will have to demonstrate capacity of the water and sewerage infrastructure to service further proposals on the site. It is noted that given the site is zoned Mixed Use it already facilitates possibilities for further development. Any additional impacts on public infrastructure such as traffic will be assessed at the development assessment stage.

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

Consultation with relevant stage agencies will occur in conjunction with the public exhibition.

Part 4 Mapping

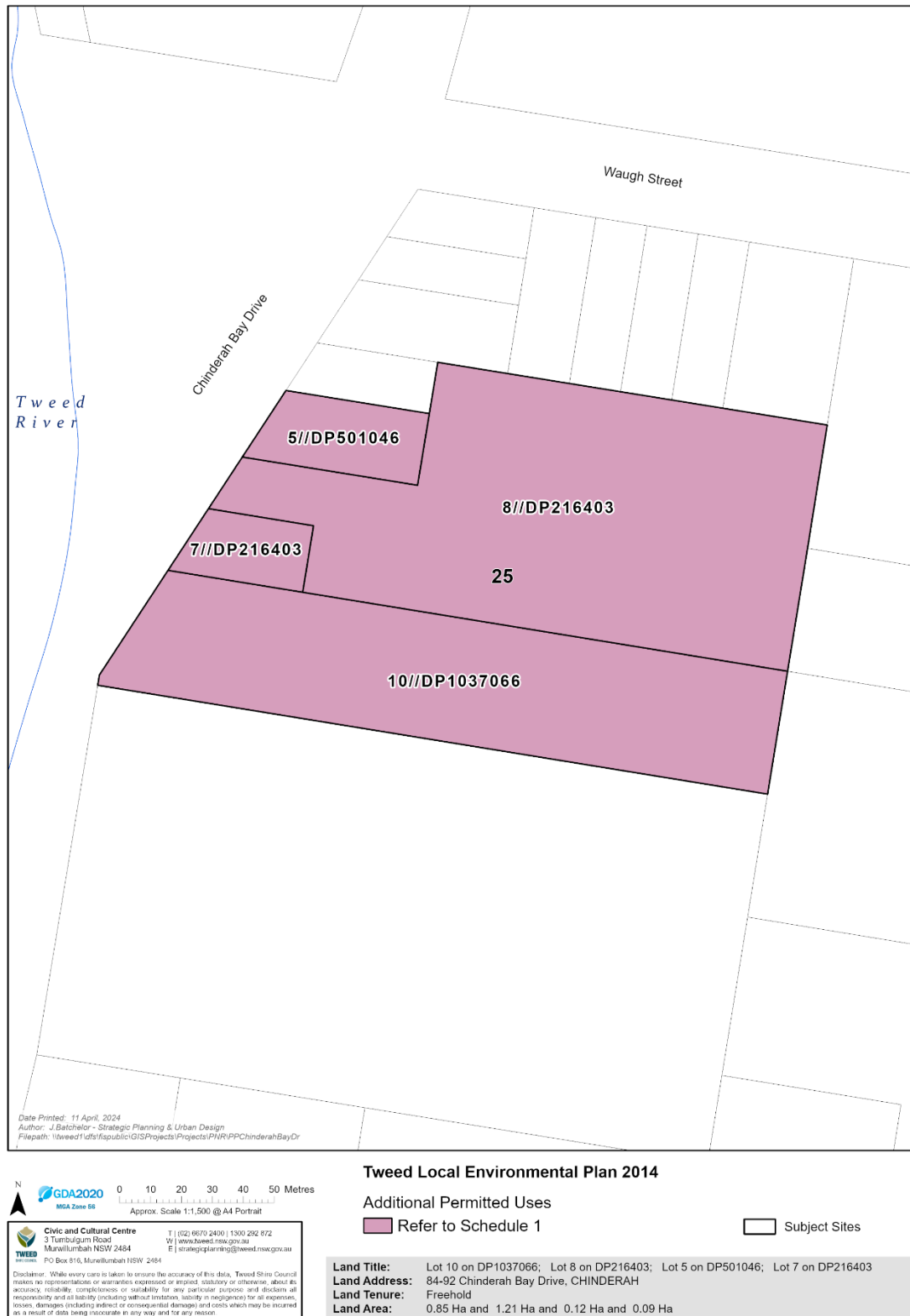


Figure 4: Additional Permitted Uses Map proposed for inclusion into the Tweed LEP 2014.

Part 5 Community consultation

Council will conduct community consultation in accordance with the Gateway determination and with the DPE Local Environmental Plan Making Guideline, August 2023 and Tweed's Community Engagement and Participation Plan 2019-2024.

Community consultation will commence on Wednesday 12 June and will conclude on 10 July 2024. Public notice will be published in Tweed Link and on the Tweed Shire Council website. In addition, adjoining landowners will be notified in writing.

Part 6 Project timeline

Indicative project timeline	
Stage	Anticipated timeframe
Consideration by council/Council decision	May 2024
Gateway determination	June 2024
Pre-exhibition	July 2024
Commencement/completion of public exhibition period	June 2024
Consideration of submissions	July 2024
Report to Council	August 2024
Submission to the Department for finalisation	August 2024
Gazettal of LEP amendment	October 2024

Appendix 1: Section 9.1 Directions

Consistency with relevant section 9.1 Directions by the Minister for Planning

Focus area 1: Planning Systems

1.1 Implementation of Regional Plans

This direction applies to land to which a Regional Plan has been released by the Minister for Planning.	The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	Consistency of this proposal with the North Coast Regional Plan 2036 is demonstrated within Section B of Part 3 above.
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1.3 Approval and Referral Requirements

This Direction provides that a LEP shall minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or Public Authority, not contain these provisions unless Council has obtained approval from the relevant Authority and not identify development as designated development unless certain prerequisites can be met.	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Consistent as this planning proposal does not result in provisions that would require the concurrence, consultation or referral to a Minister or public authority. Further, it does not identify development as designated development.
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1.4 Site Specific Provisions

A LEP that amends another environmental planning instrument in order to allow a particular development proposal shall either allow that land use to be carried out in the zone that the land is situated on or rezone the site to an	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	The planning proposal is consistent with this direction as it will allow the “depot” land use through Schedule 1 Additional Permitted Uses, without imposing any additional development standards or requirements.
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existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already existing or allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal planning instrument being amended.		
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Focus area 3: Biodiversity and Conservation

3.2 Heritage Conservation

A planning proposal must contain provisions that facilitate the conservation of items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area. Including the protection of Aboriginal objects and Aboriginal places that are protected under the <i>National Parks and Wildlife Act 1974</i> (NSW).	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Consistent. The planning proposal has been prepared with reference to the Tweed Aboriginal Cultural Heritage Management Plan 2018. The subject site is not mapped as containing “predictive” or “known” Aboriginal objects or places. It does not contain objects of significance to European heritage. It is considered that further investigation of heritage is unnecessary considering that the site has been developed and used for the operation of waste management services for several decades.
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Focus area 4: Resilience and Hazards

4.1 Flooding

<p>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>	<p>The objectives of this direction are to:</p> <ul style="list-style-type: none">(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(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>Consistent.</p> <p>The site is prone to flooding. The proposed LEP amendment will result in including "depot" land use, enabling further operation of SOLO Resource Recovery business, which has been present on the site for several decades. The proposal was evaluated by Council in context of this and it is considered to be consistent as the "depot" land use is expected to have a form of an uncovered area for parking or storage of plants. This form of land use is not expected change the flood behaviour or impact of the site and adjoining land. Any subsequent application on the site would be assessed on merit according to the LEP and DCP clauses.</p>
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4.2 Coastal Management

<p>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</p>	<p>This direction seeks to ensure consistency of planning proposals with the objects of the Coastal Management Act 2016, State Environmental Planning Policy (Resilience and Hazards 2021) and associated Guidelines and Manuals.</p>	<p>Consistent. Refer to the further Appendix for a detailed overview of the consistency of this planning proposal with this direction.</p>
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4.4 Remediation of Contaminated Land

This direction applies to land on which development on land to be known as contaminated or been determined to be contaminated.	The objective of this direction is to reduce the risk and harm to human health and environment by ensuring that contamination and remediation are considered by planning proposal authorities.	Consistent. The Applicant has submitted a Preliminary Site Investigation report and a Peer Review Preliminary Risk Assessment. Both have been reviewed by Council staff and have been considered to satisfy the requirements for a preliminary site investigation under this Direction.
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4.5 Acid Sulfate Soils

This direction applies to all relevant planning authorities that are responsible for land having a probability of containing acid sulfate soils, as shown on Acid Sulfate Soils Planning Maps held by the Department of Planning.	The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	<p>Consistent.</p> <p>In accordance with the Acid Sulfate Soils Planning Guidelines, assessment at this rezoning stage focused on: (i) establishing the general parameters of the proposed works, and (ii) establishing whether acid sulfate soils are present on the site. The subject site is located within an area of high Acid Sulfate Soils risk (Class 3 of the Acid Sulfate Soils Maps). Firstly, the proposed land use is expected to have a form of an uncovered area for parking or storage of plants and as such this land use is unlikely to result in ASS disturbance. Secondly, Tweed LEP 2014 includes Clause 7.1 which contains provisions to regulate the works undertaken on and in proximity to acid sulphate soils. Acid Sulfate Soils will be considered at the development assessment stage and managed through appropriate site</p>
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		and construction management and design.
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Focus area 5: Transport and Infrastructure

5.1 Integrating Land Use and Transport

This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.	This direction requires to consider two planning policies: (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and (b) The Right Place for Business and Services – Planning Policy (DUAP 2001).	Consistent. Both planning policies have been carefully evaluated and the proposal is considered consistent with the “Industry” chapter of the Improving Transport Choice policy (p. 36 of the policy). The Right Place for Business and Services policy has been evaluated and is considered as not applicable to this planning proposal. The focus of this policy is predominantly on business and service-related land uses; it does not have specific controls or guidelines of relevance to this planning proposal.
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Focus area 7: Industry and Employment

7.1 Business and industrial zones

A planning proposal must retain the areas and locations of existing business and industrial zones, not reduce the total potential floor space area for employment uses and related public services in business zones, not reduce the total potential floor space area for industrial uses in industrial zones, and ensure that proposed new employment areas are in accordance with a	The objectives of this direction are to encourage employment growth in suitable locations, protect employment land in business and industrial zones, and support the viability of identified centres.	Consistent. Expansion of the permissible uses on the subject site will facilitate employment growth in the local area, and increase floor space area for employment uses. Whilst the subject site is adjacent to residential zoning, the proposal is considered consistent with this direction as it seeks to enable ongoing, gradual expansion of the business operating from this site for the past 70 years.
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strategy that is approved by the Planning Secretary.		
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