

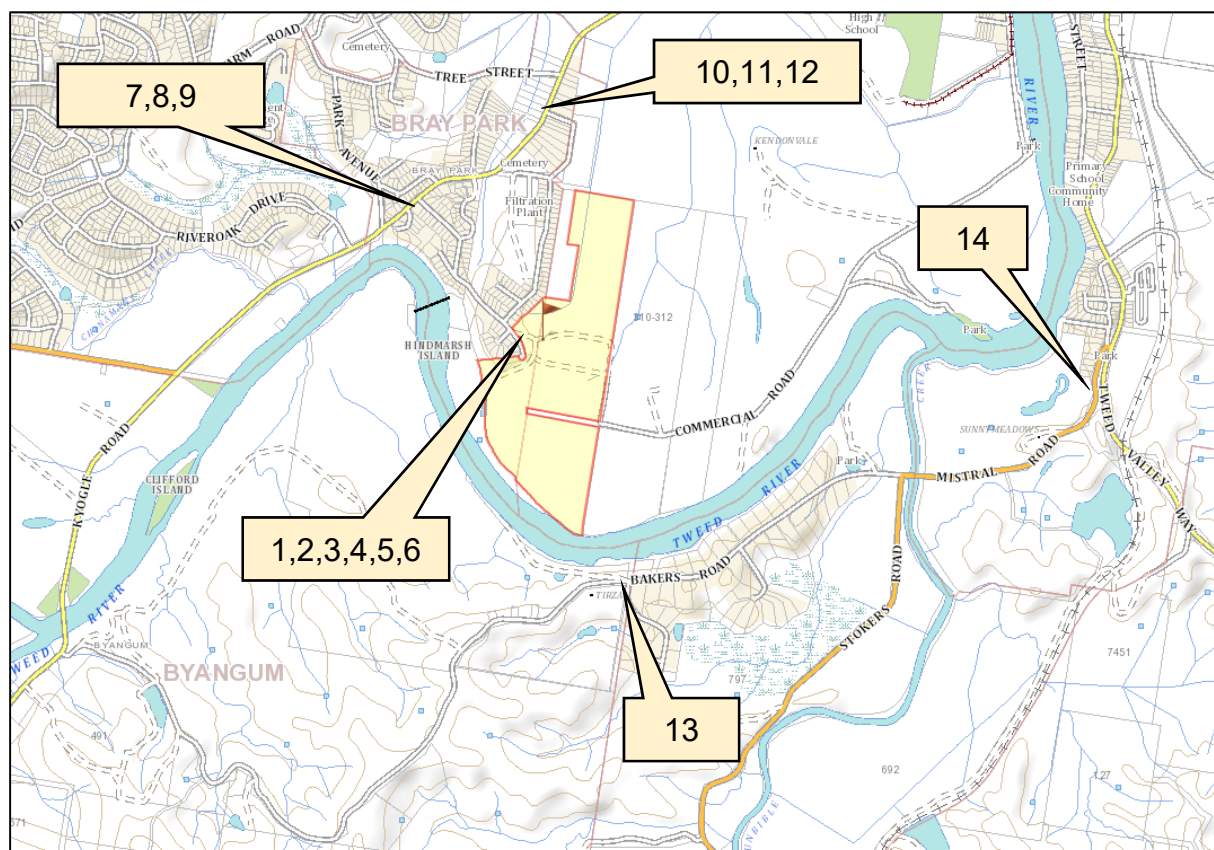
Local and Regional Planning

Site inspection report

LGA	Tweed
PPA	Tweed Shire Council
NAME	Site compatibility certificate, 49 Elouera Terrace, Bray Park
NUMBER	SCC_2019_TWEED_001_00

Introduction

A site inspection of 49 Elouera Terrace, Bray Park and surrounding environment was undertaken on 14 August 2019. Map 1 shows photo points for each of the figures.



Map 1: Photo points



Figure 1: Entry to the site, showing the farmhouse and associated rural structures in the background.



Figure 2: Looking north towards the western part of the site, which abuts residential development (shown on the left of the photo). This part of the site is zoned R2 Low Density Residential and is proposed for residential development.



Figure 3: Looking north towards the western part of the site, which is proposed for seniors housing. This part of the site is zoned RU1 Primary Production and contains a farmhouse and rural structures.



Figure 4: Looking south-east from the part of the site that is proposed for seniors housing. The Tweed River and surrounding areas zoned W2 Recreational Waterway can be seen in the mid-ground.



Figure 5: Looking east from the part of the site that is proposed for seniors housing. Cattle grazing can be seen in the mid-ground. Bakers Road is on the ridge in the mid-ground of the photo.



Figure 6: Looking north-east from the part of the site that is proposed for seniors housing. Cattle grazing and sugar cane can be seen in the mid-ground.



Figure 7: Vehicular access from Bellevue Street. Kyogle Road is the crossroad in the mid-ground of the photo and is the main road that connects the site to Bray Park shops, Murwillumbah and Uki/Kyogle.



Figure 8: Vehicular access from Bellevue Street looking north towards Bray Park shops (seen in the mid-ground of the photo) and Murwillumbah.



Figure 9: Vehicular access from Bellevue Street looking south towards Uki and Kyogle. Sight lines are difficult here, with an additional street (Hope Street) situated approximately 30m to the south on the crest of the hill.



Figure 10: Vehicular access from Sylvan Street. Kyogle Road is the crossroad in the mid-ground of the photo and is the main road that connects the site to Bray Park shops, Murwillumbah and Uki/Kyogle.



Figure 11: Vehicular access from Sylvan Street looking north towards Murwillumbah.



Figure 12: Vehicular access from Sylvan Street looking south towards Uki/Kyogle.



Figure 13: Looking west from Bakers Road towards the site. Farming activities can be seen on both sides of the river. During medium to high floods, the areas in the mid-ground are underwater.



Figure 14: Looking south from Mistral Road towards the site. Farming activities can be seen in the foreground and mid-ground, and the Tweed River is on the right. During medium to high floods, the areas in the foreground and mid-ground are underwater.