

Table 1 – Proposed Refinements to Tweed Cadastrally Corrected LEP Zoning Boundaries

Map Ref	Area (m <sup>2</sup> )	Current Zone	Proposed Zone	Explanation for each Area
2	56	7(l)	2(c)	Resolves zone boundary under clause 52 of Tweed LEP. Area 2 is unvegetated land having low value for environmental protection. It is more suited to residential zoning.
3	12,360	7(d)	2(c)	Resolves zone boundary under clause 52 of Tweed LEP. Adjustment to zone boundary gives more practical residential precinct with better planning and future urban design outcomes. Area 3 has unvegetated parts with low value for environmental protection. It is more suited to residential zoning.
4	1,020	6(b)	2(c)	Resolves zone boundary under clause 52 of Tweed LEP. Adjustment to zone boundary gives more practical residential precinct with better planning and future urban design outcomes. Area 4 has unvegetated parts with low conservation value. It is more suited to residential zoning.
5	21,240	6(b)	2(c)	Resolves zone boundary under clause 52 of Tweed LEP. Area 5 is grassland and isolated trees of low conservation value. It is more suited to residential zoning.
6	3,144	7(d)	2(c)	Resolves zone boundary under clause 52 of Tweed LEP. Area 6 is more suited to residential zoning. Adjustment to zone boundary gives more practical precincts with better planning outcomes and more efficient use of land.
7	5,321	7(d)	2(c)	Resolves zone boundary under clause 52 of Tweed LEP. Area 7 is unvegetated land and grassland having low value for environmental protection. It is more suited to residential zoning.
8	7,293	6(b)	2(c)	Aligns zone boundaries with the existing development consent and completed earthworks for Cobaki Parkway (S94/194 29 August 2003). Area 8 is unvegetated land and grassland with low conservation value.
9	16,024	6(b)	2(c)	Aligns zone boundaries with the existing development consent and completed earthworks for Cobaki Parkway (S94/194 29 August 2003). Area 9 is unvegetated and disturbed land with limited conservation value.
10	35,190	6(b)	2(c)	Aligns zoning with the existing development consent and completed earthworks for development in the town centre precinct (1162/2001DA 8 October 2002). Area 10 is unvegetated land with low conservation value.
11	2,876	6(b)	2(c)	Area 11 is grassland having low conservation value, and is more suited to residential zoning. Adjustment to zone boundary gives better planning outcomes and more efficient use of land.
12	513	7(l)	2(c)	Area 12 is grassland having low value for environmental protection, and is more suited to

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				residential zoning. Adjustment to zone boundary gives better planning outcomes and more efficient use of land.
13	14,350	6(b)	2(c)	The current zoning plan is based on the Digital Cadastral Data Base supplied by NSW Department of Lands which contains the anomaly of a residential zone having a length of some 750 metres, but a width typically of only 10 metres which precludes residential development. Tweed Council has recently adopted a ground-truthed Cadastral Boundary Plan as shown in Figure 3. The adjustment to Area 13 makes residential development possible in this area, and gives a zone boundary that is more practical with better planning outcomes and more efficient use of land. Area 13 is grassland having low conservation value, and is more suited to residential use.
14	10,910	6(b)	2(c)	Area 14 is unvegetated land with low conservation value, and is more suitable for the proposed town centre uses. Adjustment to zone boundary gives more practical town centre precinct with better planning outcomes and more efficient use of land.
15	16,570	6(b)	2(c)	Area 15 is unvegetated land with low conservation value. The proposed zone boundary will conform with Cobaki Parkway resulting in better planning outcomes and more efficient use of land.
16	75,570	6(b)	2(c)	Area 16 has unvegetated parts of low conservation value, and some wetlands and saltmarsh the conservation value of which is moderate due to the small areas and the separation of Area 16 as a whole from the main saltmarsh area on the opposite side of Cobaki Parkway.
17	8,310	6(b)	2(c)	Area 17 is grassland with scattered trees and low conservation value. It is more suited to residential zoning. Adjustment to zone boundary gives more practical precincts with better planning outcomes and more efficient use of land.
18	4,703	6(b)	2(c)	Area 18 has grassland of low conservation value, and some wetland species in wet periods that are of only moderate conservation value. It is more suited to residential zoning. Adjustment to zone boundary gives more practical precincts with better planning outcomes and more efficient use of land.
19	3,480	6(b)	2(c)	Area 19 has grassland of low conservation value, and some wetland species in wet periods that are of only moderate conservation value. It is more suited to residential zoning. Adjustment to zone boundary gives more practical precincts with better planning outcomes and more efficient use of land.
20	9,328	6(b)	2(c)	Area 20 is unvegetated land that has low conservation value and is more suited to residential zoning. Adjustment to zone boundary gives more practical precincts with better planning outcomes and more efficient use of land.

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21	408	6(b)	2(c)	Aligns the zone boundary with the existing consent and completed earthworks for Sandy Lane. Area 21 is unvegetated land that has low conservation value.
22	85	7(l)	2(c)	Adjusts zone boundary to align with the part of the existing subdivision consent (K99/1124) that is being preserved for Precincts 1 and 2. Area 22 is of low conservation value and more suited to residential use.
23	748	2(c)	7(l)	Area 23 is more suited to 7(l) zone as it has forest and adjoins the existing 7(l) zoned bushland.
24	20,770	2(c)	7(l)	Area 24 is more suited to 7(l) zone as it has forest of moderate to high conservation value, and adjoins the existing 7(l) zoned bushland.
25	9,755	6(b)	7(l)	Area 25 is more suited to 7(l) zone as it has forest of moderate conservation value, and adjoins the existing 7(l) zoned bushland .
26	3,716	2(c)	7(l)	Area 26 is more suited to 7(l) zone as it has forest of moderate conservation value, and adjoins the existing 7(l) zoned bushland.
27	10,510	2(c)	6(b)	Area 27 contains an existing dam that is proposed to be retained as part of the open space network with links to environmental protection areas.
28A 28B	349,740 490,360	6(b) 6(b)	7(l) 7(l)	Areas 28A and 28B are more suited to 7(l) zone as they are predominantly saltmarsh areas to be remediated. It is intended that this remediation will include the extension of the area of saltmarsh to an extent equal to the area of saltmarsh presently within Area 16 and, additionally, an area equal to the nett area lost, after remediation, as a result of the construction of the road and services within the road reserve area separating Areas 28A and 28B. This area of road reserve is required to accommodate the construction of the road together with sewer and water services, and to provide in the long term for servicing requirements.
29	59,760	6(b)	7(l)	Area 29 is more suited to 7(l) zone as it is predominantly low lying land which, together with land to be protected by covenant to its east, will form a fauna corridor. It also contains a Blackbutt community on its sloping parts.
31	4,704	6(b)	7(l)	Area 31 is more suited to 7(l) zone as it extends a corridor to its west.
34	3,995	7(d)	2(c)	Area 34 is more suited to 2(c) zone as it rationalises a gap which performs no useful function between adjacent urban- zoned land.
35	8,840	6(b)	7(l)	Area 35 is more suited to 7(l) zone as it contains isolated vegetation requiring protection.
36	4,854	2(c)	7(l)	Area 36 is more suited to 7(l) zone as it contains isolated vegetation requiring protection.
37	12,030	2(c)	7(l)	Area 37 is more suited to 7(l) zone as it contains isolated vegetation requiring protection and forms an addition to existing adjacent 7(l)-zoned land.
38	34,540	6(b)	7(l)	Area 38 is more suited to 7(l) zone to form a corridor connecting the existing 7(l)-zoned land

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				adjacent to it to the vegetation to the east of Cobaki Parkway.
39	4,115	2(c)	7(l)	Area 39 provides required additional area for fauna habitat.
40	3,451	2(c)	7(l)	Area 40 is too narrow for residential development (see Area 13) and is more suited to 7(l) zone. Together with adjacent Area 38 it forms a fauna corridor.
41	3,036	7(l)	2(c)	Resolves zone boundary under clause 52 of Tweed LEP. Adjustment of zone boundary gives more practical residential precinct (along with Areas 12 & 13) with better planning and future urban design outcomes. Area 41 is unvegetated land.
42	1	7(a)	2(c)	Aligns zone boundary with the existing development consent and completed earthworks for Cobaki Parkway (S94/194 29/08/2003). Area 42 is unvegetated and of no conservation value.
43	436	2(c)	7(l)	Area 43 is more suited to 7(l) zone.
44	112	2(c)	6(b)	Area 44 is more suited to 6(b) zone as it aligns with the adjoining 6(b) land.
45	873	2(c)	7(l)	Area 45 is an addition to the adjacent 7(l) zone to give effect to a fauna corridor of minimum 50m width.
46	578	2(c)	7(l)	Area 46 is more suited to the 7(l) zone and adds to the adjacent 7(l) zone in Area 29.
47	741	7(l)	6(b)	Resolves zone boundary under clause 52 of Tweed LEP. Aligns zone boundary with the existing development consent and completed earthworks for Cobaki Parkway (S94/194 29/08/2003). Area 47 is unvegetated with no conservation value.
48	2,273	7(a)	6(b)	Aligns zone boundary with the existing development consent and completed earthworks for Cobaki Parkway (S92/194 29/08/2003). Area 48 is unvegetated and disturbed with no conservation value.
49	1,034	2(c)	7(l)	Area 49 is part of a road reserve that is to be closed. Its zoning to 7(l) effects the continuity of a fauna corridor.
50	93	2(c)	7(l)	Area 50 is an addition to the adjacent 7(l) zone to give effect to a fauna corridor of minimum 50m width.
51	22,753	6(b)	7(l)	The zoning of this area to 7(l) gives effect to a fauna corridor.
52	27,568	2(c)	7(l)	The zoning of this area to 7(l) gives effect to a fauna corridor of minimum 50m width. Appropriate fauna culverts under Cobaki Parkway will extend this fauna corridor to the vegetated lands to the east.
54	1,846	2(c)	7(l)	Area 54 was the alignment of a previously-intended road that is to be relocated, and should revert to the 7(l) zone.
55	1,194	2(c)	7(l)	The addition of Area 55 to the 7(l) zone improves the fauna corridor value of this area.
56	511	2(c)	7(l)	Area 56 was the alignment of a previously-intended road that is to be relocated, and should revert to the 7(l) zone.

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57	1,039	2(c)	6(b)	This otherwise remnant area of 2(c)-zoned land is more appropriately consolidated with the adjacent 6(b) zone.
58	783	2(c)	6(b)	This otherwise remnant area of 2(c)-zoned land is more appropriately consolidated with the adjacent 6(b) zone.
59	318	2(c)	6(b)	This otherwise remnant area of 2(c)-zoned land is more appropriately consolidated with the adjacent 6(b) zone.
60	4,462	7(l)	2(c)	Rationalises the western boundary of Precinct 4 to make more practical both access and bushfire hazard management.
61	3,654	2(c)	6(b)	Creates connection with the adjacent Crown Reserve.
62	24,279	2(c)	6(b)	Continues connection with the adjacent Crown Reserve.
63	555	2(c)	6(b)	This otherwise remnant area of 2(c)-zoned land is more appropriately consolidated with the adjacent 6(b) zone.
64	1,425	2(c)	6(b)	Continues connection with areas 61 and 62.
65	1,262	2(c)	7(l)	Continues connection with areas 64, 62 and 61.
66	934	6(b)	2(c)	This area of 6(b)-zoned land made remnant by proposed subdivision road layout is more appropriately consolidated with the adjacent 2(c) zone.
68	2,299	2(c)	6(b)	This area of 2(c)-zoned land compromises the corridor values in that area and should be consolidated with the adjacent area zoned 6(b).
69	96,732	2(e)	2(c)	Tourist - oriented development not intended. Town Centre zone more appropriately zoned 2(c)

Table 2 – Areas affected by the Proposed Zoning Boundary Refinements

	<b>2(c)</b> <b>Ha</b>	<b>6(b)</b> <b>ha</b>	<b>7(d)</b> <b>ha</b>	<b>7(l)</b> <b>Ha</b>	<b>7(a)</b> <b>ha</b>	<b>2(e)</b> <b>ha</b>
Clause 52 determination of zone boundaries (Areas 2-7, 41 & 47)	+ 4.6177	-2.1519	-2.0825	-0.3833		
Alignment of zone boundaries with existing development consents (Areas 8, 9, 10,42 & 48)	+ 5.8508	-5.6234	-	-	-0.2274	
General rationalisation additions to 2(c) Urban Expansion zone (Areas 11-22,34, 60, 66 & 69)	+ 25.3226	-14.7439	-0.3995	-0.5060		-9.6732
General rationalisation additions to 7(l) Environmental Protection (Habitat) zone (Areas 23-26, 28A, 28B, 29, 31, 35-39, 40, 43, 45, 46, 49-52,54, 55, 56 & 65)	-8.5079	-98.0452	-	+ 106.5531		
General rationalisation addition to 6(b) Recreation zone (Area 27, 44, 48, 57, 58, 59, 61, 62, 63, 64 & 68))	-4.4974	+ 4.4974	-	-	-	
<b>Net Changes Proposed</b>	<b>+ 22.7858</b>	<b>-116.0670</b>	<b>-2.4820</b>	<b>+ 105.6638</b>	<b>-0.2274</b>	<b>-9.6732</b>