



Growth Management, Housing and Employment Strategy

Draft Strategy

*CEC Highlighted for speed
and ease of reading.*

*Note in particular highlights on page
13, 19, 27, 28, 30, 31, 58, 59,
60 and 61.*



An initiative funded by NSW Government
through the NSW Regional Housing
Strategic Planning Fund.



TWEED
SHIRE COUNCIL

CEC Highlighted for speed and ease of reading. Highlighted texts are summarised below:

The ‘GMHE Strategy’ implements the NSW State planning policy the North Coast Regional Plan 2041, which requires Councils to “Identify and direct suitable land to accommodate planned growth” “to respond to higher than expected housing demand.” The GMHE Strategy identifies that land.

From the TSC draft GMHES:

“Current population 99,793, growing to 107,125–119,082 by 2041. Previous GMHES work identified a potential upper limit of 128,333.”

“Capacity to deliver approximately 27,400 new dwellings.” [!]

Hinterland villages to grow via boundary expansions (Burringbar, Tumbulgum, Tyalgum and Uki) and infill: (Chillingham, Crabbes Creek and Stokers Siding).

“Secondary dwellings or dual occupancy in the RU1 Primary Production and RU2 Rural Landscape zones are supported.” (where lot size is 5 hectares or more; second dwelling is max 60m2 floor size; detached by 100m; sharing a single property access point and driveway). [We (CEC) object to the draft 5 hectares minimum lot size for eligibility for the second dwelling / dual occupancy. Our (CEC) position is that such allowance should be only on land over 40 hectares.]

... ctd below.

Acknowledgement of Country

We wish to acknowledge the Ngandowal and Minyungbal speaking people of the Bundjalung Country, in particular the Goodjinburra, Tul-gi-gin and Moorung – Moobah clans, as being the traditional owners and custodians of the land and waters within the Tweed Shire boundaries. We also acknowledge and respect the Tweed Aboriginal community’s right to speak for its Country and to care for its traditional Country in accordance with its lore, customs and traditions.



CEC Text

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A message from the Mayor

The Tweed is a place defined by its landscapes, its people and its strong sense of identity. As we look ahead to 2041, our community stands at an important moment in its growth story. The Tweed has substantial amounts of zoned land already identified for future homes, jobs and services providing a long and steady pipeline of opportunities to meet our housing and employment needs for decades to come. But simply having enough land is not enough. Our challenge, and our responsibility, is to ensure that what we deliver truly meets the needs of our diverse and changing community.

We know our population is evolving. We are seeing smaller households, an ageing community, young families looking to stay near their support networks, key workers needing homes close to jobs, and residents seeking more affordable and varied housing options. Responding to this shift means delivering a greater diversity of housing—from small lot homes to terraces, dual occupancies, apartments and accessible housing—so that the Tweed’s housing opportunities can appeal to a broad demographic with diverse needs, preferences and life stages.

At the same time, the Tweed’s natural environment and unique settlement character are at the heart of our identity. Protecting our internationally significant landscapes, our coastal and rural character, and the distinctiveness of every town and village is essential. Strengthening these qualities will deepen our connection to place, reinforce local identity and support the liveability of our community values.

We also face increasing challenges associated with natural hazards and climate change. Our strategy acknowledges these realities and commits to growth that avoids high risk areas, adapts to changing conditions and strengthens long term community resilience.

Finally, we must ensure our infrastructure planning keeps pace with growth, with careful sequencing that delivers essential services when and where they are needed, without over committing Council financially.

This strategy brings these commitments together. It sets a clear, responsible and community-focused pathway for how the Tweed will grow sustainably, respectfully and with confidence in our shared future, so that our children and their children to come will have the high quality lifestyle and access to world heritage environments we enjoy today.



Chris Cherry
Mayor of Tweed

Executive Summary

The Tweed is one of the most desirable places to live in Australia. Our population is growing and people are attracted to the area because of our incredible lifestyle, access to nature, unique identity and strong community values. By 2041, the Tweed will be home to between 107,125 and 119,082 people and with this growth comes a need for new housing and jobs. However, growth cannot come at the expense of what we value and what makes the Tweed special. Planning for our growth requires careful consideration to ensure our unique identity is protected.

The *Growth Management, Housing and Employment Strategy* (GMHES) sets out how growth will be accommodated over the next 15 years (to 2041) in line with the New South Wales Government’s current *North Coast Regional Plan 2041*.

Highlights of the GMHES include:

- **Directing most of Tweed’s future growth into Development Focus Areas.** These areas have been identified since at least 2009 and many already have approvals or zoning in place. These areas will develop over time and account for around 11 200 new homes by 2041 with further capacity to provide up to 27,400 new homes and over 10,900 jobs (combination of pathway 1,2 and 3 sites) over a longer term beyond 2041.
- **Prioritising and sequencing growth** through Tweed’s innovative Growth Pathways approach in a way that supports the delivery of land in line with identified demand. The combination of housing land supply identified in Pathways 1 (Deliver) and 2 (Augment) is intended to provide sufficient capacity to support the Tweed’s housing needs to 2041. Pathway 3 (Reserve) provides for future growth opportunities beyond 2041.
- **Water security** through the raising of the Clarrie Hall Dam wall is essential to maintain water supply for Tweed’s projected growth. Future growth will need to be carefully staged and aligned with confirmed water supply capacity to support sustainable development.
- **Providing greater housing choice, diversity and affordability** throughout the Tweed to ensure our community has well designed housing that meets different life stages, needs and budgets.
- **Establishing a hierarchy of settlements, centres and employment areas** to provide certainty about the role and function of each community.
- **Supporting gentle infill growth** in areas with allowable capacity and already zoned, particularly in centre zones and the R3 medium density residential zone.
- **Avoiding growth in environmentally significant areas and locations exposed to unacceptable levels of risk from natural hazards** by identifying locations for suitable development migration and ensuring future development does not adversely affect areas of high environmental significance.
- **Protecting local character and identity as places evolve** through place-based character outcomes, including defined settlement limits that safeguard agricultural land and natural areas, and retain the Tweed’s coastal green belt. Aligning infrastructure planning and delivery with growth to ensure services are financially responsible and delivered in time to meet growing demand.
- **Supporting the sustainability of rural communities** through minor, appropriately located expansions to existing rural settlements and the provision of housing diversity that is sensitive to their rural setting.

This Strategy sets a clear pathway for the Tweed’s future, one where growth is thoughtfully planned, communities remain connected and distinctive, and the internationally significant natural environment continues to underpin the region’s identity. It ensures the Tweed can accommodate opportunities for growth while retaining what makes it special.

CEC Text

The Tweed's natural environment, from the ancient Tweed caldera and lush hinterland to the Tweed Valley and coastline, supports rich biodiversity and unique ecosystems. These landscapes shape where and how our towns and villages grow and play a big part in the lifestyle and identity that our community values. The Tweed's unique character comes from this blend of coastal and rural living connected to nature, making the region one of the most desirable places to live in Australia.

CEC Summarised highlighted text continued ...

Visitor accommodation: Council are to "Establish an appropriate level and type of visitor accommodation in the key visitor locations" and to "Undertake an economic analysis to inform a policy position on the appropriate number of hosted and unhosted days per year properties can be listed for short-term rental accommodation or holiday letting."

Greenfield housing areas: "Areas already zoned for green field housing" "providing readily accessible land supply." "Bilambil Heights, Terranora, Cobaki, Kingscliff (Gales Land), Kings Forest, North Arm, Wardrop Valley (East)." [% of total?]

Urban areas infil: "Located in existing urban areas: Tweed City, Kennedy Plaza, Minjungbal Drive, Banora Point, Kingscliff Integrated Housing Precinct, Cabarita, Pottsville, Murwillumbah Town Centre." [% of total?]

TSC shall: "Work to prevent LAND BANKING of key development sites which which restrict housing and employment land supply and increase land prices which impacts housing affordability" (currently xxxx houses are approved but developers are 'banking' the properties, the houses unbuilt). TSC shall "Advocate to the State Government to implement planning framework amendments that are directed towards the prevention of land banking.

Our plan for the future

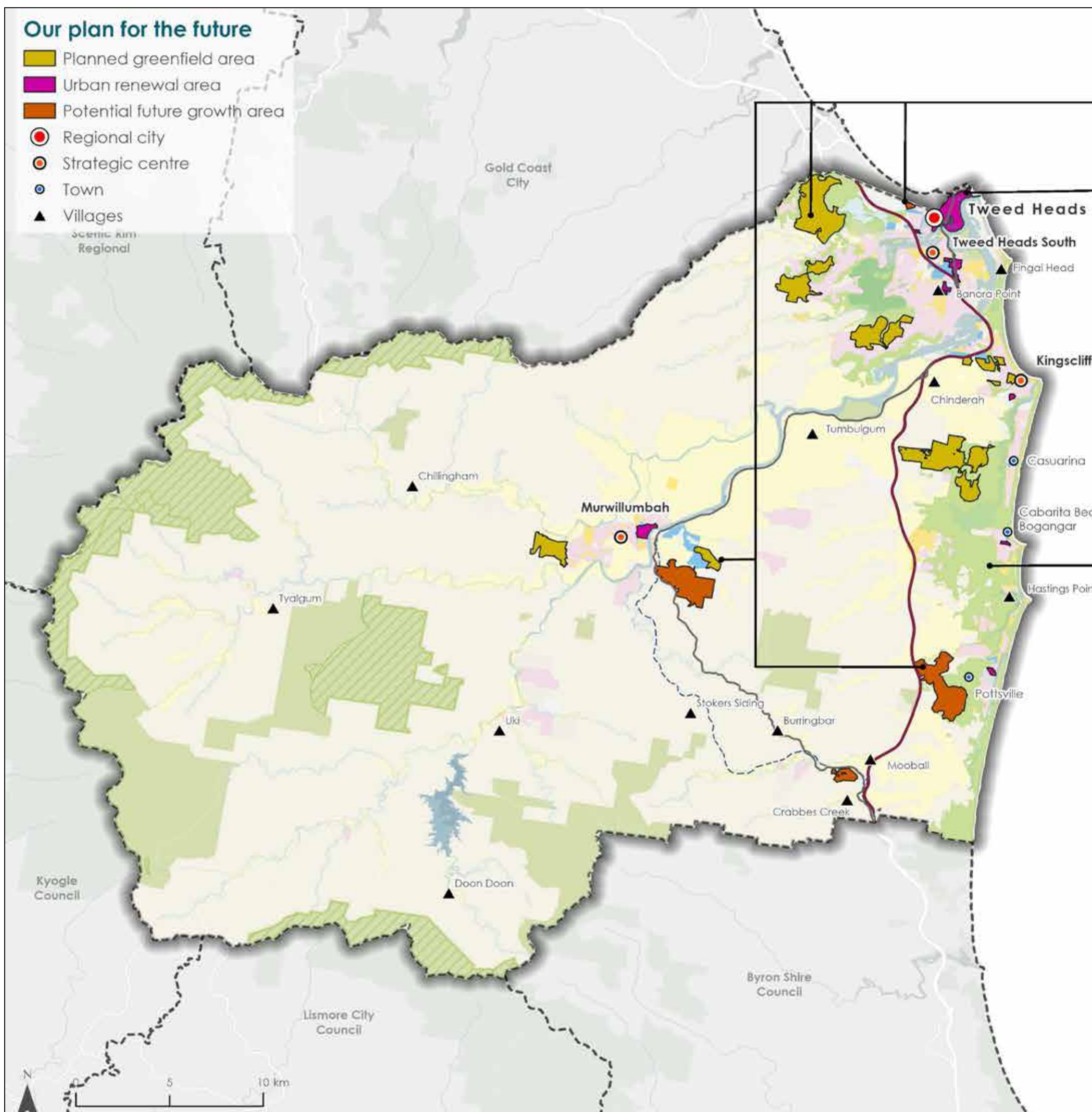
By 2041, the Tweed's urban, coastal and rural settlements will offer safe, liveable and well-serviced communities that are strongly connected to our internationally significant environment and productive landscapes. A diverse range of housing types will meet the changing and future needs of our community while being located and designed to sustainably manage risks from flooding, bushfire, a changing coastal environment, drought and urban heat.

Growth will reinforce the vitality and unique identity of existing towns, protect agricultural and environmental values, and be supported by sustainable infrastructure (including water, wastewater, transport and other essential services) that underpins a steady supply of homes and jobs, enhances liveability and strengthens long-term regional resilience.

The Tweed will remain a place of natural beauty, high biodiversity, productivity and opportunity for all who call it home.

Our plan for the future

- Planned greenfield area
 - Urban renewal area
 - Potential future growth area
 - Regional city
 - Strategic centre
 - Town
 - Villages
- SCENIC RIM
Regional



Growing employment. Provide new major employment areas in Wardrop Valley, Border Park and Pottsville West, and in emerging centres at Cobaki and Kings Forest.

Reinforce our Regional City. Protect Tweed Heads as the northern-most regional city in NSW and its importance as a regional employment centre with direct links to the Gold Coast and the South-East Queensland economic catchment more broadly.

Individual communities. Maintain a strong and distinct network of centres, towns and villages. Each have a role to play and service the community in different ways.

Growth limits. Keep urban areas to their existing extent and in new Development Focus Areas to protect the natural environment, distinct communities and areas of high scenic amenity.

Green belt. Protect Tweed's green belt to maintain distinctive and separate coastal settlements.

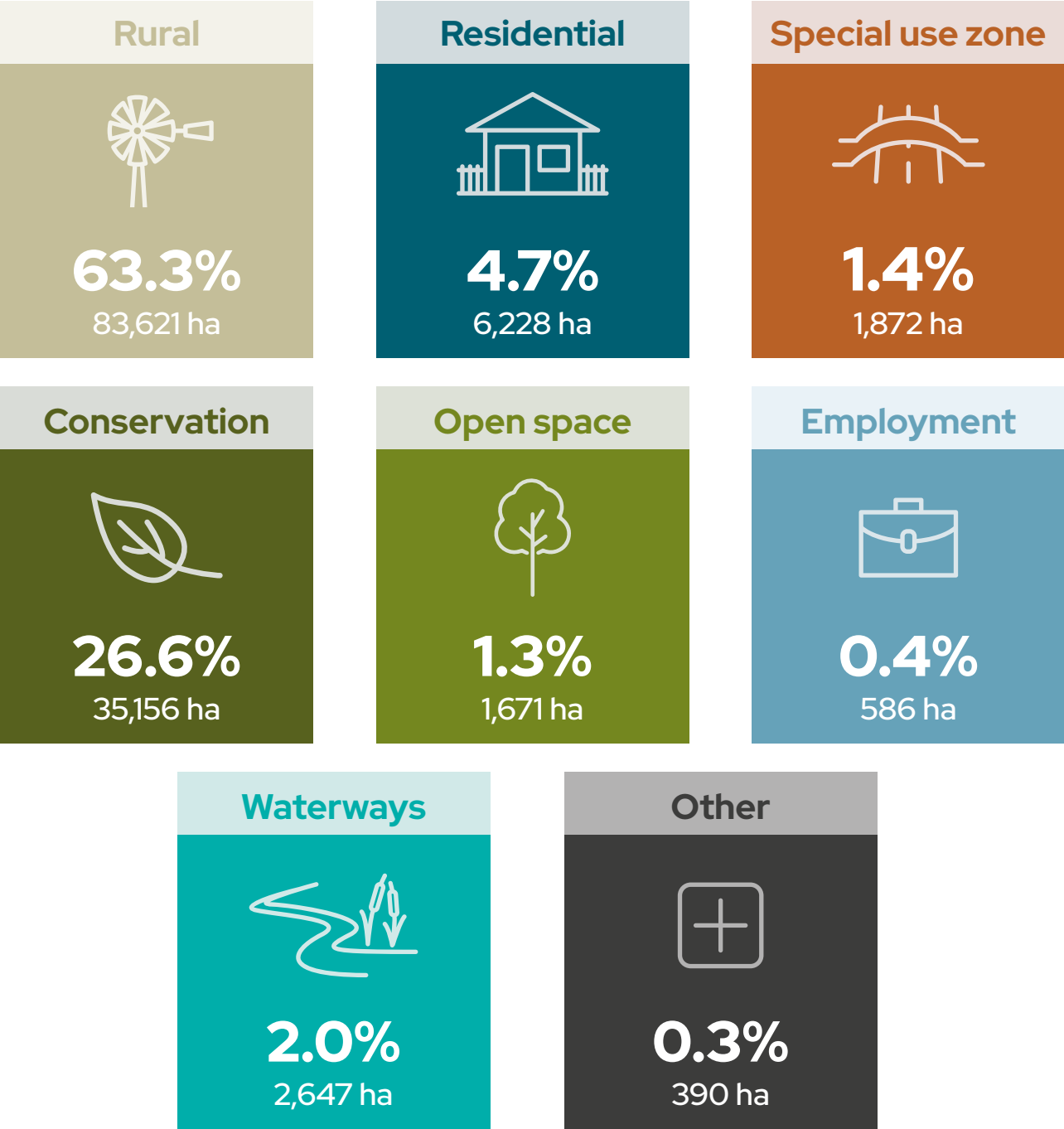
Focus future growth. Focus future growth in Development Focus Areas to provide capacity to meet demand over the coming decades

Efficient infrastructure supporting growth. Provide a steady and consistent supply of housing closely linked to financially responsible supply of infrastructure.

Protecting paddocks. Protect Productive agricultural areas that support the sub-regional economy and the Tweed's distinct role as a major primary producer

Naturally Tweed. Protect environmentally significant areas, distinctive landscapes, National Parks, World Heritage

Land use



Note Outcome #1: "... locations ... to meet the housing needs."
Which locations is the question.

Growth management outcomes

- Outcome 1 - Diverse well designed homes in the right locations** Facilitate a mix of housing types, densities, and sizes to meet the housing needs of all ages, different stages of life, access requirements, household types, income levels and are contextually and climatically appropriate.
- Outcome 2 – Growth informed infrastructure** Ensure development opportunities are coordinated with infrastructure delivery, to support an orderly and efficient settlement pattern to meet Tweed’s needs to 2041 and beyond.
- Outcome 3 – Protecting the natural environment** Conserve areas of environmental and cultural importance, adhere to the principles of intergenerational equity, while directing development to safe, well-served and appropriately connected areas.
- Outcome 4 – Distinct communities and valued lifestyles** Protect the unique identity, character and sense of place, recognise Country in planning outcomes while accommodating housing and employment growth in a planned and coordinated way.
- Outcome 5 – Prosperous and productive places** Support the distribution of local employment opportunities to enable communities to “live local” by servicing neighbourhoods, supporting local jobs and encouraging innovation. Take advantage of Tweed’s proximity to the Gold Coast and the greater South East Queensland region.
- Outcome 6 - Resilient places and communities** Ensure Tweed is resilient and responsive to natural hazards including flood, bushfire, coastal hazards, landslide, climate change and other emerging risks to protect people, property, and the environment.



CEC Note:

The NSW Government's 'North Coast Regional Plan 2041' requires Councils to "Identify and direct suitable land to accommodate planned growth" "to respond to higher than expected housing demand."

This current draft document, the GMHES, identifies that land. But which land?

Specifically, regarding the Rural Housing component:

DI.5.1, p.60. "Rural Housing

"Secondary dwellings (granny flats) or dual occupancy (detached) ... in the RU1 Primary Production and RU2 Rural Landscape zones. These can occur where:

- "lots have a minimum lot size of 5 hectares.
- "secondary dwellings have a maximum [floor] size of 60m².
- "the additional dwelling is located no more than 100 metres away from the principal dwelling.
- "sharing a single property access point, driveway."

We (CEC) object to the draft 5 hectares minimum lot size for eligibility for the second dwelling / dual occupancy.

Our (CEC) position is that such allowance should be only on land over 40 hectares.

Purpose

The Growth Management, Housing and Employment Strategy (GMHES) is Council's long term plan for how the Tweed will grow and change over the next 15 years (to 2041). It identifies where new homes, jobs and services will be located whilst safeguarding the unique environmental values and character of the Tweed.

The GMHES identifies where new development will be focused (known as Development Focus Areas), the infrastructure needed to support growth, and the places where development is not suited.

Delivering the GMHES is a shared responsibility. While Council plays a key role, we also rely on strong partnerships with the NSW Government, the development industry and the community.

Most importantly, the GMHES is a document shaped by what the community has told us over the past five (5) years, your values, your ideas and your vision for the future of the Tweed.

Role and function

The GMHES plays a central role in the Tweed's planning framework, particularly in guiding land use outcomes. It aligns with State and regional planning instruments and provides direction to local planning policies including Council's works program..

Specifically, the GMHES:

- **Implements State planning policy**, including the North Coast Regional Plan 2041, Regional Cities Action Plan, State Environmental Planning Policies and Ministerial Directions;
- **Informs updates to local planning controls**, including Council's Local Environmental Plan (LEP) and Development Control Plan (DCP);
- **Coordinates with Council strategies and plans**, ensuring a consistent and integrated approach across housing, infrastructure, environment and economic development.

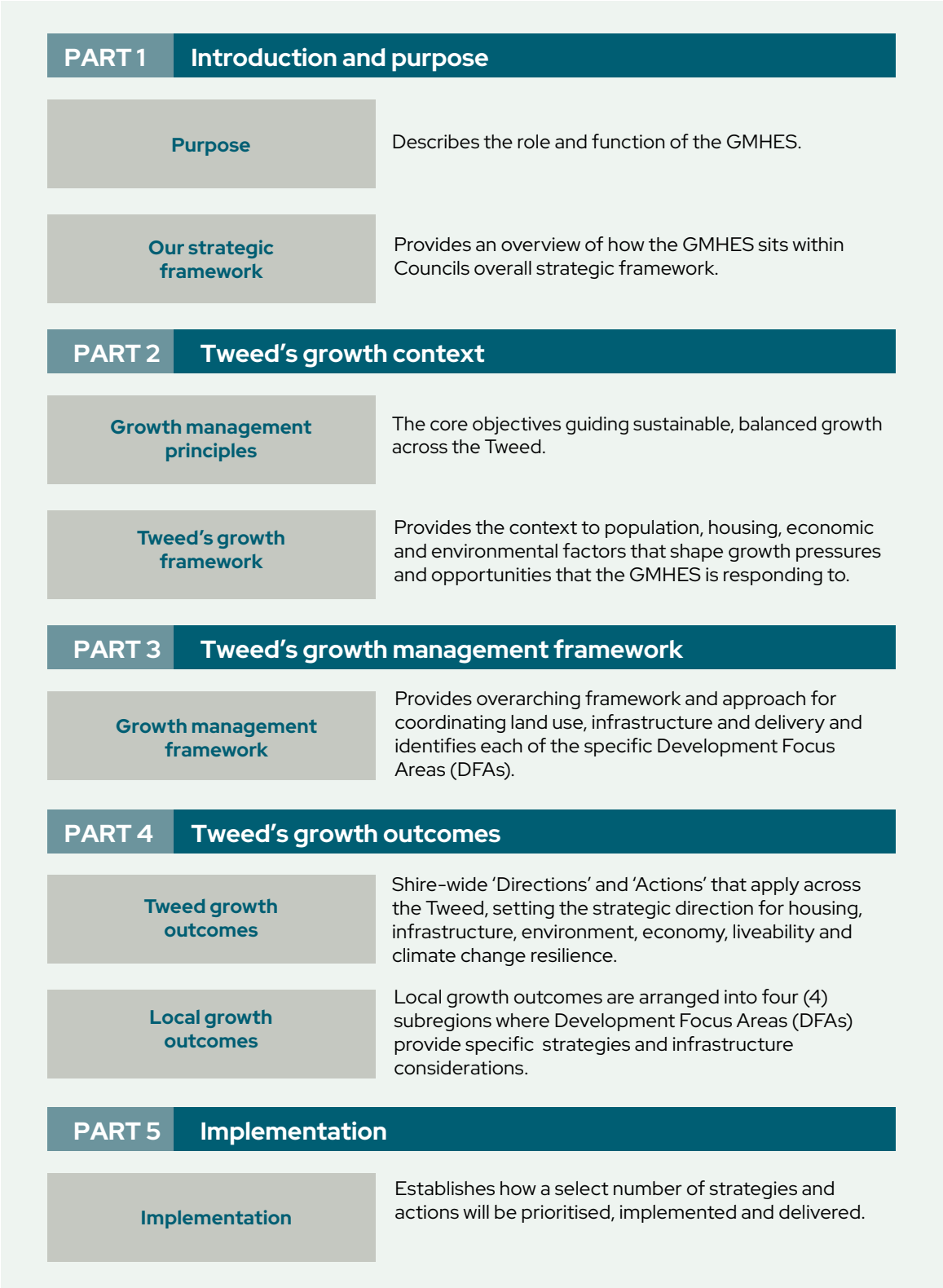
The GMHES functions as a coordinating framework that translates higher-level policy into locally relevant outcomes, identifies gaps, and establishes a clear forward program of planning reforms. It also links with broader Council programs, including infrastructure planning, service provision, economic development, environmental management and natural hazard planning—to support a coordinated and effective approach to managing growth.

CEC Text

Reading this document

The GMHES is structured into 5 parts and organised into shire-wide ‘Tweed Growth Outcomes’ and ‘Local Growth Outcomes’. Specific growth outcomes are identified within ‘Development Focus Areas’ (DFAs).

The diagram below illustrates how each part fits together:



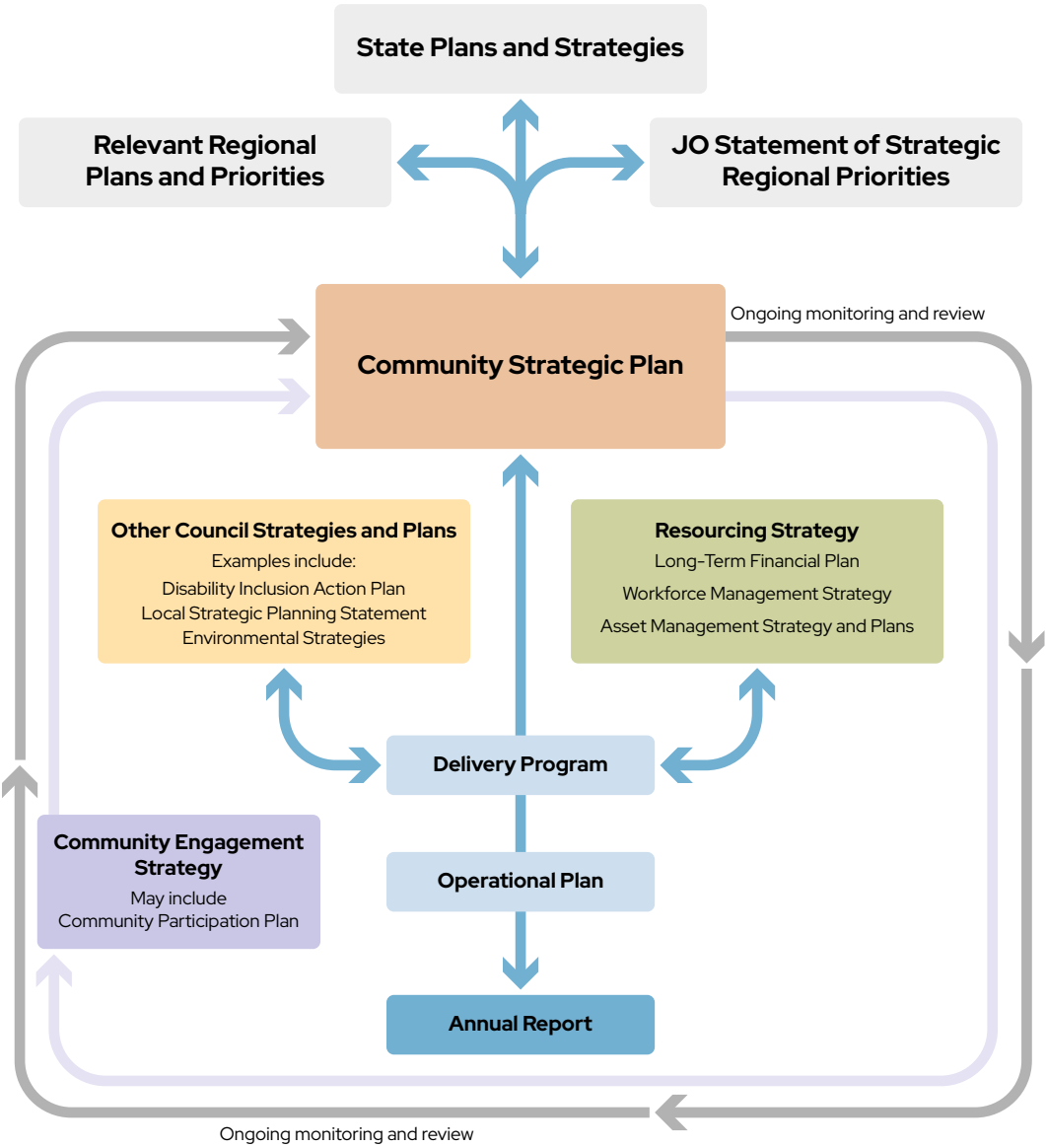
What the GMHES does	What the GMHES doesn't do
✓ Set the long-term vision for where and how growth should occur	✗ Control market conditions such as migration, housing demand and construction costs
✓ Identifies growth areas and priorities for development	✗ Rezone land – this occurs through a separate Council program
✓ Guides infrastructure planning and sequencing	✗ Approve development – that happens through a separate process
✓ Protects what’s important to the Tweed environment, character and identity	✗ Guarantee delivery or timing of housing or infrastructure
✓ Informs Council’s forward program of planning instrument and policy updates	✗ Directly fund infrastructure or development
✓ Provides certainty to the community and development industry on growth priorities	✗ Override Council’s Community Strategic Plan and other high order documents
✓ Provides a co-ordinated program of advocacy to the State and Federal Government on Tweed’s growth priorities	✗ Remove the need for more detailed planning processes like structure plans, development approvals, detailed engineering



Our strategic framework

The GMHES responsibly plans for sustainable growth and manages change in a way that protects and improves our diverse natural and built environments. This aligns with the Community Vision Statement of the Community Strategic Plan’s (CSP) which is for the Tweed to be recognised for its desirable lifestyle, diverse economy, unique character and environment.

The GMHES forms part of Tweed Shire Council’s broader network of policies, strategies and plans, and aligns with the North Coast Regional Plan 2041 and other relevant State plans and strategies. Its role and relationship within the Integrated Planning and Reporting Framework and the wider policy framework are shown below.



Part 2: Tweed's growth context

Why we're growing

The Tweed occupies a unique position on the NSW–Queensland border, closely linked to South East Queensland through jobs, services, and infrastructure. These cross-border connections are a key growth driver and have long shaped the region's development.

Our location as a gateway between the states, combined with the Tweed's liveability, rich culture, biodiverse environment, distinctive towns and villages, and strong connection to beaches, rivers, and hinterlands, makes the region increasingly attractive to new residents and businesses. Much of our growth has come from interstate migration, drawn by a lifestyle that offers both natural beauty and vibrant communities.

Connections to employment opportunities, key infrastructure such as Gold Coast Airport, nearby education providers, and the new Tweed Valley Hospital further support economic opportunities and meet the needs of a growing population.

As South East Queensland continues to expand, the Tweed will experience increasing influence from this growth. A coordinated, well-planned approach is essential to manage change while protecting the community values, lifestyle, and natural assets that make the Tweed special.

Based on this context, Tweed's existing population of approximately 99 793[#] people is forecast to grow between 107125*–119082 persons by 2041. Actual growth however is dependent on a number of factors including the availability of more housing supply becoming available.**

*** 20 to 30% increase in population by 2041

Tweed Growth Outlook

Population projections are a key tool for understanding how the Tweed may grow in the future. They estimate potential growth based on the best available data, but are not certain and can change over time due to various factors. Population projections are used not as targets but as tools to understand potential futures and guide sustainable planning.

For the Tweed Shire, projections differ across sources. Data from the NSW Government, Informed Decisions, and Bull & Bear Economics show a wide range of scenarios. For consistency with Council's strategic direction, the GMHES adopts a population range from the Community Strategic Plan 2025–2035 with a current population of 99,793[#], growing to 107,125*–119,082** by 2041. Previous GMHES work identified a potential upper limit of 128,333***, which has also informed Council's long-term planning through this GMHES.

Housing delivery will be critical in shaping these outcomes. Without a steady pipeline of land release and new homes, growth is likely to be incremental and constrained. This highlights the importance of planning for a variety of scenarios and ensuring well-located growth in long established areas are identified for future development.

Planning around this population range allows Council to respond to different growth scenarios while ensuring infrastructure and services are delivered efficiently and in line with community needs.

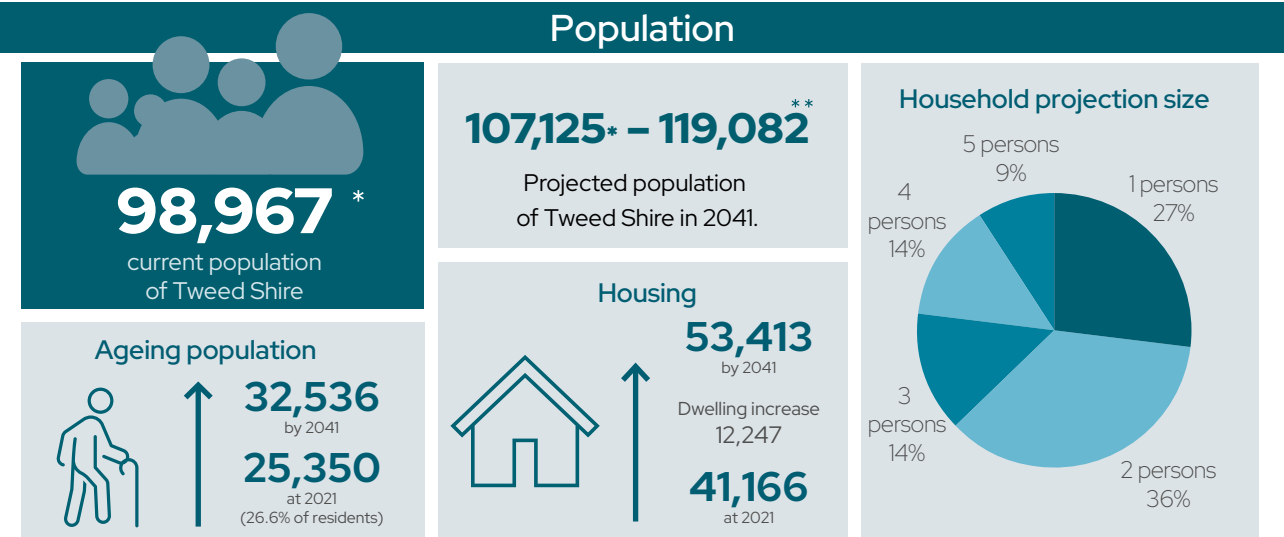
[#] ABS 2024

* 2024 NSW Common Planning Assumption Projections 2001–2041, NSW Planning 2024

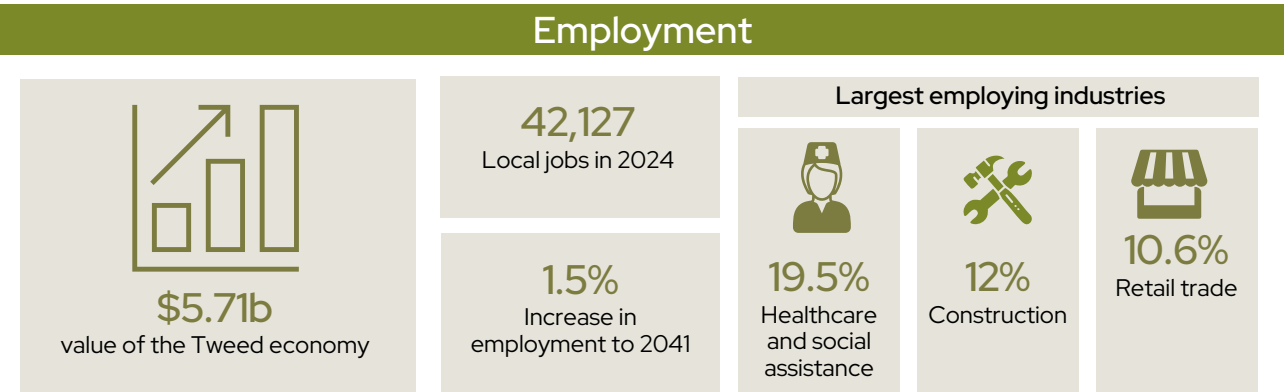
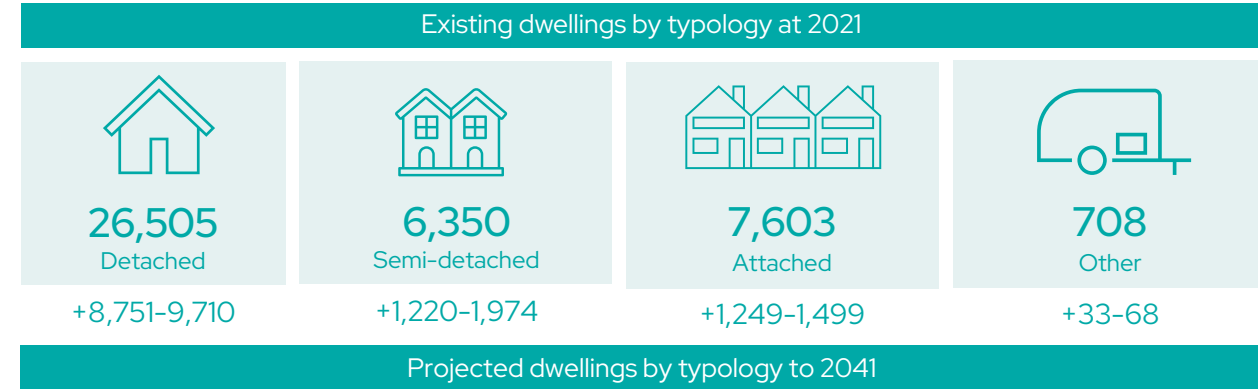
** Population and household forecasts, 2021 to 2026, National Forecasting Program, id(informed decisions), February 2025.

***Bull and Bear Economics, Housing Needs Assessment, 2022.

An overview of key growth statistics are provided overleaf.



*Source: 2024 NSW Common Planning Assumption Projections 2001-2041, NSW Planning 2024, viewed March 2025
**Source: Population and household forecasts, 2021 to 2026, National Forecasting Program, id (informed decisions), February 2025, viewed March 2025



Tweed’s growth context

To successfully plan for growth, it is important to understand the existing environmental, social and economic setting of the Tweed Shire.

The information presented in this section provides a snapshot of the housing, employment, environment and rural context of the Tweed. It identifies our values and our risks as well as emerging trends and drivers of change.

Housing context



**Increasing population
and changes in migration**

Tweed Shire has strong and sustained population growth over the next 15+ year period, driven primarily by migration from other areas of Australia. The region attracts migrants because of its unique identity, strong sense of community, natural environment, liveability and proximity to major centres like the Gold Coast and Brisbane. With this growth comes increased demand for housing, services and jobs.



Smaller households on smaller lots

Household size, the number of people living together under one roof, has continued to decline. By 2041, 63% of all households will contain one or two people.

Lot sizes for detached homes are trending downward as land becomes more scarce and less affordable, and as infill development continues. These smaller lot sizes combined with rising property prices, and a greater proportion of multi-dwelling and apartment development is likely to result in more compact housing into the future. Ensuring a provision of smaller and more affordable homes to meet this growing need across the Shire will becoming increasingly important over time.



An ageing population

The 65+ year old cohort is faster growing than any other in the Tweed and will become one of the most dominant age groups by 2041. While many elderly residents will continue to live in larger households with spare bedrooms for visiting family, it will be important to provide more diverse housing options, including retirement and aged care facilities, in well located areas across the Shire to provide a greater degree of choice and allow residents to age in place if they choose.



Rising housing costs

Property prices have risen sharply, with the median house price more than 40% higher than at the start of COVID. These prices have also exacerbated housing stress, with close to two thirds of low income households facing rental stress, while almost half (43.2%) of low income earners face mortgage stress. As housing costs increase, more people are likely to experience housing stress, extending beyond low income households. It will be important for future growth in the Tweed to not only consider housing supply, but also affordability which the Tweed Affordable Housing Strategy seeks to facilitate.

Employment context



Growing demand for retail space

A shift from an oversupply to an under supply of retail space is occurring from 2026 onwards, particularly in Central Tweed and the Tweed Coast.

It will be important to protect centre zoned land for its intended purpose and ensure that sufficient space is provided for growth in the retail sector to support a growing community.



Growing demand for commercial office space

There is a need for additional commercial office space, particularly in Pottsville and Kingscliff (close to the Tweed Valley Hospital), as well as in Central Tweed, Cobaki and Terranora.

Protection of centre zones particularly in growing communities will be important to provide options for our community to work close to where they live.



Industrial growth

Approximately 125-150 hectares of raw land is required to accommodate future industrial growth to 2041.

Ensuring industrial land is well located, unconstrained and meets the growing demand will be important for the Tweed’s economic future.



Increasing demand for healthcare

An ageing population, along with the recent development of the Tweed Valley Hospital has increased the demand and supply of medical related services and employment.

As this industry continues to grow and demand increases from an aging population, so too does the need for additional skilled workers and space around key medical nodes outside of the significant farmland areas.

Environment context



Internationally significant environment

The Tweed is one of Australia’s most ecologically diverse areas. Ecosystems from subtropical rainforests to coastal wetlands, support a diverse range of threatened plant and animal species.

Protecting the natural environment is critically important to respond to impacts from climate change together with the pressures of urbanisation and population growth. The Tweed Conservation Strategy 2025-2035 outlines Council’s plan to protect and improve the natural environment including actions to protect the integrity of our ecosystems through land use planning.



Aboriginal Cultural Heritage

The Tweed has a long and rich Aboriginal cultural history resulting in both tangible and intangible Aboriginal cultural heritage within the landscape. Aboriginal people are the traditional custodians of the land and sea.

Council is committed to working collaboratively with the Tweed Aboriginal and Torres Strait Islander communities by protecting, preserving and maintaining the tangible and intangible Aboriginal Cultural Heritage in the Tweed Shire.

Planning for growth in the Tweed must ensure the preservation and celebration of our cultural heritage through the protection of culturally significant sites and natural resources.



Increasing natural hazards

Tweed’s natural landscapes and historical development patterns expose many parts of our community to risks from natural hazards such as flooding, bushfire and coastal erosion.

Land-use planning is an essential aspect of hazard risk reduction. If we allow more people to live in floodplains, they will be exposed to floods and their consequences. And if more people live in bushland areas, they will be exposed to greater risk of bushfires.

In planning for growth in the Tweed, we must understand the likely impacts of future natural disasters to both people and assets and avoid development in locations vulnerable to greater risk.



Changing climate

Tweed Shire’s climate is changing and is likely to continue to change in coming years. Higher temperatures, more hot days, increased rainfall, and sea level rise will impact our everyday lives.

Council’s Climate Change Management Policy outlines key priorities for Council. This includes mitigation of climate change and adaptation to hazards such as heat and tidal inundation through appropriate land use planning.

Increasing native vegetation cover and improving ecosystem health across the Tweed Shire is also an important response to climate change as we continue to grow.

Rural context



Significant agricultural lands

Agriculture is integral to the Tweed’s cultural identity and its rural landscapes. Across the Tweed, agriculture is conducted mainly on small farms, with most rural land holdings being less than 40 hectares. Our most important and productive agricultural land occurs on the rich red volcanic soils of the Cudgen plateau and the alluvial soils of the coastal floodplain and rivers which support intensive horticulture and grazing.

Tweed also has a number of emerging agricultural industries such as small-scale organic crops, agritourism and specialty products such as finger limes, dorper sheep and alpaca wool.

Tweed Sustainable Agricultural Strategy outlines actions to preserve prime agricultural land and manage land-use conflicts.



Scenic landscapes

The Tweed’s scenic landscapes provide significant benefits enjoyed by residents and visitors alike. Not only do these aesthetic values define the character of settlements, they are a source of appreciation for natural heritage and cultural identity, and provide opportunity for health and well-being, as well as presenting enormous local economic opportunity through nature-based tourism.

As we grow, it’s important to consider the impact that development has on landscape character and scenic amenity for the Shire. Management of visual quality is an important consideration in land use and land management decisions. The Tweed Scenic Landscape Protection Policy outlines Council’s plan to protect and enhance the Tweed’s scenic landscapes.



Expansion of agritourism

There is a growing interest in farm-based tourism that connects visitors to the unique experiences of rural life. Agritourism activities such as tours, tastings, functions, cafes and farm-stay accommodation add value to existing agricultural businesses, help make farms more resilient to the economic impacts of natural disasters, and support sustainable tourism across the region.

Growth in agritourism must ensure primary production remains the principal use of farmland and that scenic and environmental values are enhanced.



Demand for rural housing

Council position on rural housing is based on the Rural Land Strategy 2020, which has been informed by extensive community engagement, technical studies, and regional planning directions and statutory planning frameworks, particularly the North Coast Regional Plan 2041.

Secondary dwellings and dual occupancies on rural land facilitate opportunities for more diverse rural housing, which in turn supports agricultural enterprises and provides opportunities to work close to home.

Provision for rural housing must be balanced to ensure this does not impact on agricultural productivity, environmental values or increase exposure to natural hazards including floods and bushfires



Part 3: Tweed's growth management framework



Development Focus Areas

Community feedback has played a central role in shaping this strategy, with strong support for managing population growth through a balanced approach of infill opportunities alongside increased housing diversity in well-planned greenfield locations. Feedback also highlighted the need for a broader range of housing choices, improved affordability, and greater flexibility in rural areas through measures such as secondary dwellings, detached dual occupancies, and modest growth adjoining established rural villages. Importantly, the community consistently emphasised the need to protect the Tweed's natural environment and preserve the distinct character of its towns and villages.

In response, the GMHES is underpinned by a series of **Development Focus Areas (DFAs)** that together provide a balanced and adaptable framework for managing future housing growth. The DFAs represent short, medium and long-term development outcomes across the Tweed and collectively have the **capacity to deliver approximately 27,400 new dwellings** and more than 10,900 new jobs over the longer term. DFAs collectively have the capacity to meet all of the growth needs of the Tweed to 2041 and beyond.

In many cases, these areas already benefit from existing urban zoning, established Development Control Plan provisions, and approved developments yet to be realised. In other cases, further detailed planning including ensuring adequate infrastructure capacity, is required before development can proceed.

Based on projected demand for approximately 11,250 to 13,250 new dwellings by 2041, the potential supply within the DFAs could support housing and employment growth for 30 years or more. This will be dependent on the timely provision of enabling infrastructure and the staged delivery of development in line with market demand.

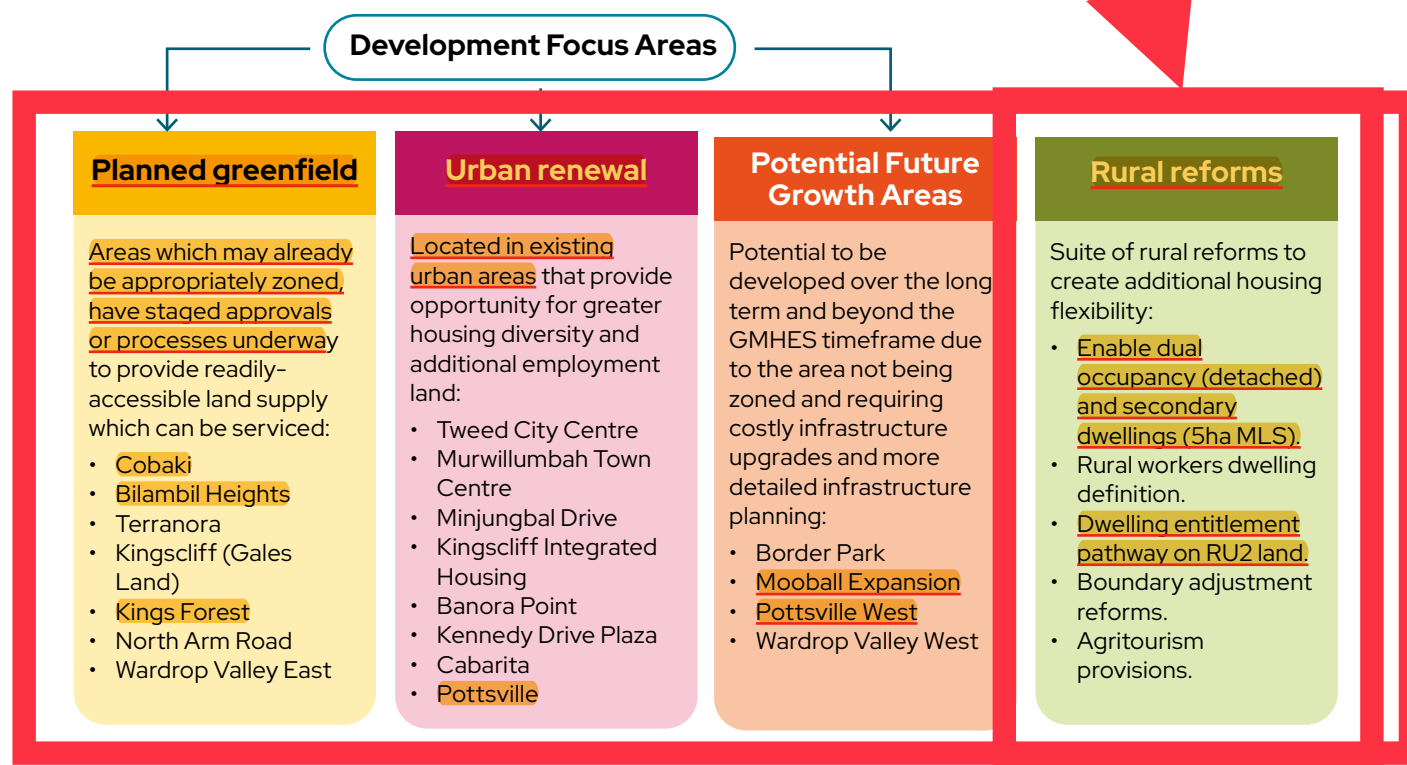
There are 19 DFAs across the Shire that support potential development to 2041 and beyond. These are organised in 3 distinct categories:

Planned Greenfield Areas: Most of the identified Planned Greenfield Areas, such as Cobaki, Kings Forest, Terranora, Bilambil Heights and the Kingscliff Locality are already zoned for growth under Tweed's LEPs or State Environmental Planning Policies (SEPPs). Further housing diversity will also be mixed in within these new communities to make the most efficient use of land and achieve integrated, well designed outcomes

Urban Renewal Areas: Urban Renewal opportunities relate to future infill development in and around Tweed City Centre, Minjungbal Drive and in small contained areas within proximity to activity / retail centres in Banora Point, Kennedy Drive Plaza, Cabarita and Pottsville. The intent of urban renewal in these locations is to provide additional housing diversity in scale with the prevailing neighbourhood character.

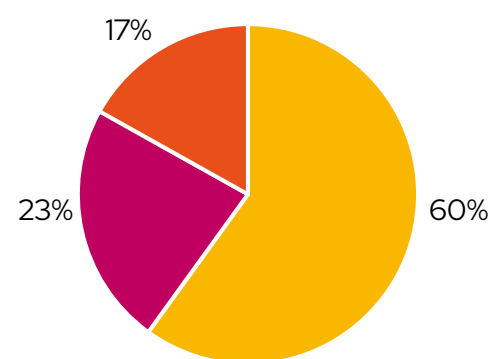
Potential Future Growth Areas: While currently not considered as 'active' growth areas within the context of this plan due largely to infrastructure impediments, Tweed has a longer-term pipeline of land to meet future housing and employment requirements. Unlocking this future potential land supply will however require significant enabling infrastructure works.

* Note:



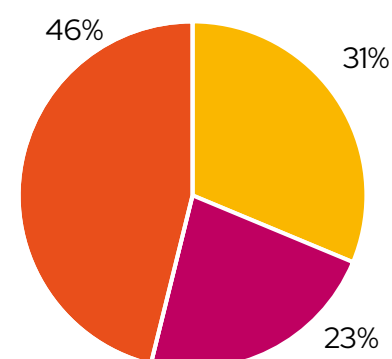
Most of the identified DFAs will support both housing and employment outcomes. The anticipated percentage contribution of each of the three DFA categories to the dwelling supply and job creation is outlined below. Significantly over 60% of the future housing supply will be within planned greenfield areas which will also accommodate 31% of future employment and job growth opportunities.

Potential dwelling supply



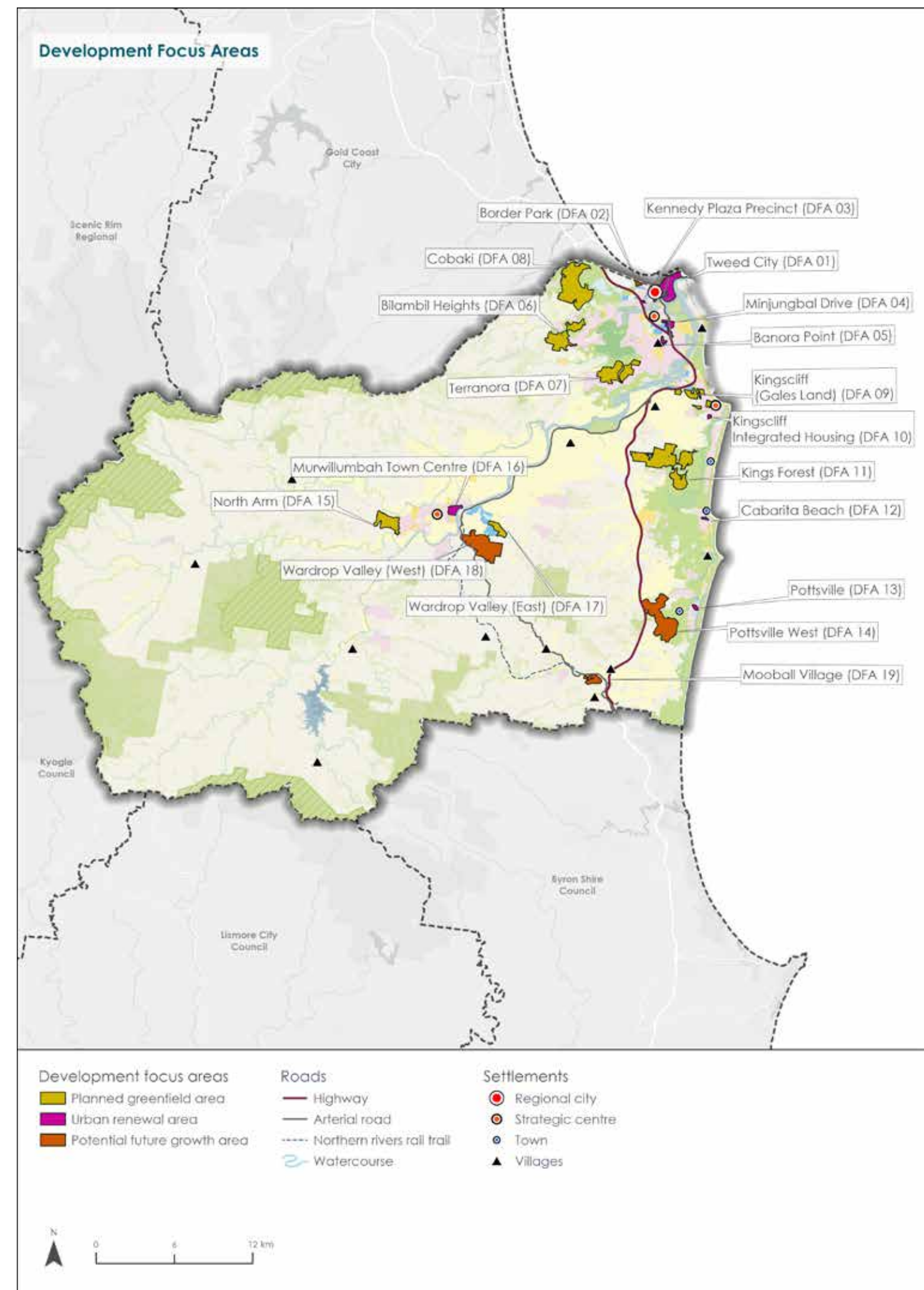
■ Planned greenfield areas
■ Urban renewal areas
■ Future growth areas

Jobs



■ Planned greenfield areas
■ Urban renewal areas
■ Future growth areas

The map overleaf provides a Shire-wide overview of each Development Focus Area. Detailed mapping and specific strategies for each DFA is provided within the 'Local growth outcomes' section of Part 4: Tweed growth outcomes.



Rural Reforms

In addition to the 3 categories of DFAs are a series of rural reforms that will enable additional rural housing flexibility. The changes specifically respond to community feedback identifying a need to support the ongoing viability of rural settlements as well as a desire to provide greater housing choice, allow people to remain on the land/in rural villages, ageing in place and supporting multiple generations of families living on farms.

The combination of rural reforms provides a practical way to increase housing diversity in rural locations (through **secondary dwellings or detached dual occupancies**) without changing subdivision patterns or minimum lot sizes. This can strengthen farm viability and intergenerational living, support local rural businesses and workers, and provide a relatively fast, lower-cost form of housing supply compared to greenfield expansion. There is also a range of net environmental benefits that can be leveraged through land management, weed management, vegetation and habitat restoration outcomes.

Importantly, the reforms are about achieving an appropriate balance: maintaining the productivity and long-term viability of Tweed’s rural areas (including the continuance of the ‘right to farm’ through protection of important agricultural land and suitable buffers, providing additional housing flexibility where it can be responsibly accommodated, and ensuring strong safeguards are in place to protect Tweed’s unique environmental values and rural landscape character through robust siting, hazard, servicing and scenic amenity controls.

These changes include:



Sensitive expansion of some rural villages in line with need, infrastructure delivery and established village character. A suite of rural village expansion criteria have been developed to guide expansion opportunities with Rural Villages which would be explored via community based character statement planning processes.



Enabling secondary dwellings and detached dual occupancies in the RU1 and RU2 zones with a minimum lot size (MLS) of 5 hectares. Approximately 2444 rural lots across the RU1 and RU2 zones would theoretically be eligible to accommodate a detached second dwelling with a 5 hectare MLS threshold.



Changes to the **Rural workers dwellings** provisions to support greater take up in the RU1 and RU2 zones by removing the restrictions outlined in s.4.2C(3)(d) of the LEP related to remote and isolated land requirements.



Reformed dwelling opportunity and boundary adjustment subdivision to enable undersized RU2 allotments to pursue a dwelling opportunity via a development assessment pathway and enable greater flexibility for RU1 and RU2 allotments to pursue boundary adjustment subdivision.

Summary of DFAs and Rural Reforms

The following table summarises the framework of the three (3) categories of the DFAs and in addition the suite of rural reforms that will guide the future growth of the Tweed. Each DFA is divided into four subregions (Subregion 1 – Tweed Heads and Surrounds, Subregion 2 – Tweed Coast, Subregion 3 Murwillumbah and Subregion 4 – Rural Hinterland). The ‘Local growth outcomes’ section of Part 4 Tweed growth outcomes provides a more detailed breakdown of specific strategies related to these DFAs.

Category	Description of DFA	DFA No.	Location	Subregion
Planned green field	Areas already zoned for housing and employment and in some instances will include early stage approvals, providing readily accessible land supply.	DFA 06	Bilambil Heights	Tweed Heads and Surrounds
		DFA 07	Terranora	Tweed Heads and Surrounds
		DFA 08	Cobaki	Tweed Heads and Surrounds
		DFA 09	Kingscliff (Gales Land)	Tweed Coast
		DFA 11	Kings Forest	Tweed Coast
		DFA 15	North Arm	Murwillumbah
		DFA 17	Wardrop Valley (East)	Murwillumbah
Urban renewal areas	Located in existing urban areas that provide opportunity for greater housing diversity and additional employment land. These areas range in size based on nearby service, infrastructure and facility offerings.	DFA 01	Tweed City	Tweed Heads and Surrounds
		DFA 03	Kennedy Plaza	Tweed Heads and Surrounds
		DFA 04	Minjungbal Drive	Tweed Heads and Surrounds
		DFA 05	Banora Point	Tweed Heads and Surrounds
		DFA 10	Kingscliff Integrated Housing Precinct	Tweed Coast
		DFA 12	Cabarita	Tweed Coast
		DFA 13	Pottsville	Tweed Coast
Potential Future Growth Areas	Potential to be developed over the long term and beyond the GMHES timeframe due to the area not being zoned and requiring costly infrastructure upgrades and more detailed infrastructure planning.	DFA 16	Murwillumbah Town Centre	Murwillumbah
		DFA 02	Border Park Potential Future Growth Areas	Tweed Heads and Surrounds
		DFA 14	Pottsville West	Tweed Coast
		DFA 18	Wardrop Valley (West)	Murwillumbah
Rural reforms	A series of policy changes which will enable additional rural housing opportunities	DFA 19	Mooball	Rural Hinterland
		Refer to specific strategies	• Enable dual occupancy (detached) and secondary dwellings (5ha MLS). • Rural workers' dwelling definition. • Dwelling entitlement pathway on RU2 land. • Boundary adjustment reforms. • Agritourism provisions.	

Table 1 – Development Focus Areas and Rural Reforms



Infrastructure

While each identified DFA has strategic merit for meeting growth demand, some sites lack the infrastructure needed to support development in the immediate to short term. In addition, some sites are not expected to receive planned infrastructure within the timeframe of this strategy.

Most existing infrastructure and servicing limitations are due to existing capacity constraints in Council's four (4) major wastewater treatment plants, and water and wastewater conveyance, noting the 4 village treatment plants are also operating at capacity, State transport network interchanges, local transport network and a current overall water supply limit at Clarrie Hall Dam.

Infrastructure allocations and realistic development yields have been identified for each DFAs and are explained in further detail in the Growth Pathways section below. This means that growth within the Tweed needs to be incremental and appropriately sequenced with the planning, delivery and augmentation of infrastructure capacity.

Growth pathways

Growth across the Tweed needs to be flexible and carefully staged over time. Development will not happen everywhere at once, particularly in planned greenfield and urban renewal areas. Instead, growth needs to be sequenced so that different Development Focus Areas can come forward at the right time, in line with demand and infrastructure capacity. This approach allows Council to respond to different growth scenarios while managing change in a planned and coordinated way.

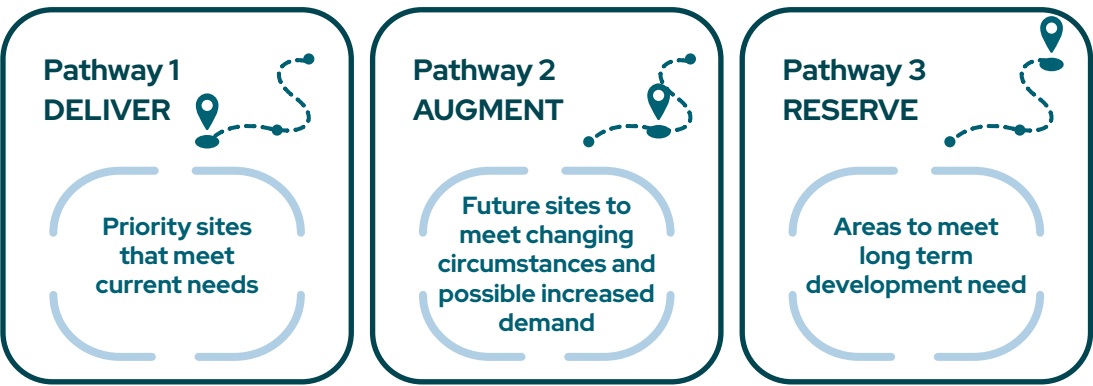
Beyond the need to provide a consistent land supply, the growth pathways focus on housing diversity, which in turn supports aspects of housing affordability, and provides a balanced approach to infrastructure delivery with key partners to meet growth needs while protecting Council's financial sustainability.

The growth pathways approach is primarily centred around the following considerations:

- The need to accommodate growth to meet short, medium and longer term growth demands.
- To contextualise growth demands with the ability to service growth areas with infrastructure.
- To diversify land release and housing supply to mitigate against the impacts of land banking.
- To align growth demands with Council's forward infrastructure planning to facilitate a consistent land release and housing supply whilst ensuring Council's financial sustainability related to sequenced and staged infrastructure expenditure.

Three Growth Pathways

Three (3) growth pathways, as described in detail overleaf, have been developed to adaptively respond to our changing and dynamic environment.



Council will prioritise support for development in Pathway 1 to enable a consistent supply of housing and employment opportunities to meet our short-to medium term needs. This pathway, combined with augmentation from Pathway 2 (as required), is intended to support the ongoing supply of housing and employment in line with projected population forecasts.

Pathway 3 are much longer-term development focus areas, on account of the currently unplanned enabling infrastructure required for those sites to develop. As the sites identified within Pathway 3 will remain unplanned or unfunded in terms of infrastructure provision within the time frame of this strategy, developer led investigations and infrastructure provision would be required to bring these sites forward.

Many of the Development Focus Areas sit across more than one of the three growth pathways. This is important as it demonstrates a planned and steady rollout of development over time, informed by the sequencing of key infrastructure that would need to be in place before development can proceed. The growth pathways establish a high-level framework for how infrastructure provision could potentially be aligned and sequenced concurrently across multiple development focus areas.

While these pathways reflect a sequencing tool for development, they also enable dwelling and employment land supply to be augmented in response to changing circumstances. In practice, the timing and transition between pathways will, in some instances, be influenced by development proponents choosing to initiate development and progress delivery within these areas. Ongoing efforts are needed to work with developers to understand key delivery challenges and recalibrate infrastructure planning.

Pathway 1: DELIVER

Priority sites that meet current needs

This pathway will provide a consistent supply of housing and employment in line with growth projections for the Tweed.

Characteristics

Sites suitable for short-term delivery:

- Are within an existing urban zoning.
- Have existing infrastructure network capacity, contributed assets and agreements or private systems.
- Have existing approvals or propose outcomes consistent with the LEP and DCP.
- Have a high level of consistency with the planned settlement pattern and outcomes sought by this GMHES.

Growth outcomes

Pathway 1 provides for a combination of greenfield and urban infill development in appropriate locations (including zoned land yet to develop in our towns), early stages of some Development Focus Areas as well as new rural dwellings on existing lots in our rural hinterland.

Growth in this pathway relies on:

1. Development Focus Areas providing a steady supply of housing and employment land over the short to medium term.
2. Continued take-up of existing development rights in identified urban infill areas and land zoned for housing and employment purposes more broadly.
3. Planned infrastructure upgrades, region-shaping infrastructure (represents the largest and highest-priority investments for the Tweed) and enabling infrastructure (refers to infrastructure required to support specific Development Focus Areas) occurring in a timely manner, either through committed Council works, NSW Government funding or a contributed asset agreement with developers.



Pathway 2: AUGMENT

Future sites to meet changing circumstances and possible increased demand

This pathway will provide housing and employment supply that augments Pathway 1 to support a steady pipeline over the next 20+ years. It also provides flexibility to respond to housing and employment demand that exceeds growth projections, but requires additional infrastructure and potential changes to the current planning and land use framework.

Characteristics

Sites or stages of development suitable for medium-term delivery:

- 1. Are contained within the Urban Area Extent under the NCRP 2041.
- 2. May require changes to zoning or development entitlements.
- 3. Require unfunded (but programmed) enabling and region-shaping infrastructure under Council’s Capital Works Program.
- 4. Have a high level of consistency with the planned settlement pattern and outcomes sought by this GMHES.

Growth outcomes

Pathway 2 provides a combination of greenfield and urban infill development in new and planned locations, as well as sequenced and logical expansion in some rural villages.

Growth in this pathway relies on:

- Providing for an incremental supply of dwellings and employment to support Pathway 1 in step with required augmentation works.
- Allocated growth in Pathway 1 nearing completion in Development Focus Areas.
- Outcomes under Pathway 1 not keeping pace with forecast and actual growth.
- The need to ‘bring forward’ growth in Development Focus Areas to respond to increased demand.
- Ensuring the Tweed meets dwelling diversity targets identified in the NCRP 2041, 40% for multiple dwellings and small lots under 400m2.
- Region-shaping and enabling infrastructure being delivered ahead of schedule or through contributed asset agreements with developers.

The combination of housing land supply identified in Pathways 1 and 2 is intended to provide sufficient capacity to support the Tweed’s housing needs to 2041 and beyond. The overall employment land identified within Development Focus Areas across Pathways 1 – 3 has the potential to support more than 10,900 jobs. However, key areas require further detailed site investigations, master plan driven planning proposals to amend the planning framework and resolution of infrastructure and significant investment to bring land forward prior to 2041



Pathway 3: RESERVE

Areas protected to meet future development needs

This pathway provides housing and employment development beyond the life of this GMHES. It provides a long-term development outcome in locations that have previously been supported by Council and the community but require significant additional planning investigations or infrastructure commitments to realise their potential. In some instances, these areas represent late stages of Development Focus Areas and rely on the completion of Pathways 1 and 2 dwelling and/or employment supply prior to being able to develop.

Characteristics

Sites or stages of development suitable for long-term delivery:

- 1. Development requires region-shaping or enabling infrastructure that is unfunded, unplanned or not identified in Council’s Capital Works Program.
- 2. Development relies upon the sequenced completion of other region-shaping or enabling infrastructure first.
- 3. Development may form part of the later and end stages of larger Development Focus Areas.
- 4. Some sites may not be contained within the Urban Area Extent under the NCRP 2041, nor is it planned to be rezoned in Council’s current program.
- 5. Some sites require further planning investigation to resolve constraints and determine their level of consistency with the planned settlement pattern and outcomes sought by this GMHES.

Growth outcomes

Pathway 3 provides for new long-term greenfield development in new locations across the region, potential expansion to some rural villages and long-term urban infill outcomes.

Growth in this pathway relies on:

- The majority of other Pathways being substantially completed or underway.
- An identified need for additional housing and employment land supply beyond the capacity provided through Pathways 1 and 2.
- Where areas are not a continuation of other Pathways, sites demonstrate alternative forms and locations of development beyond those currently anticipated by the GMHES where a genuine and demonstrable need and public benefit is demonstrated.
- Major changes in growth trajectories or catalytic events occur requiring additional housing and/or employment land supply.
- There is an ability to fund region-shaping, enabling or other key infrastructure through alternative means beyond those currently anticipated by Council.

Infrastructure Upgrade Requirements

Regional Water Supply

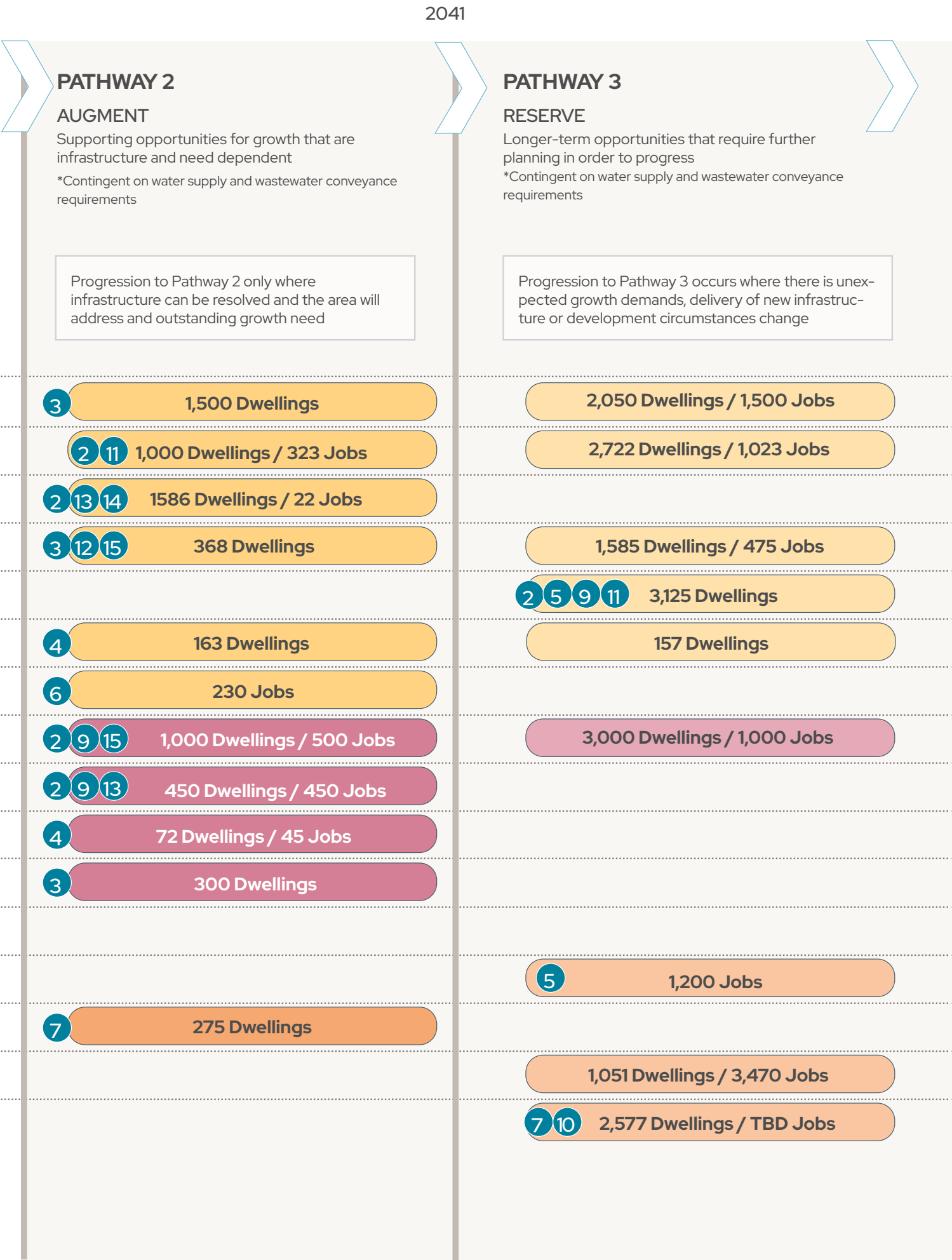
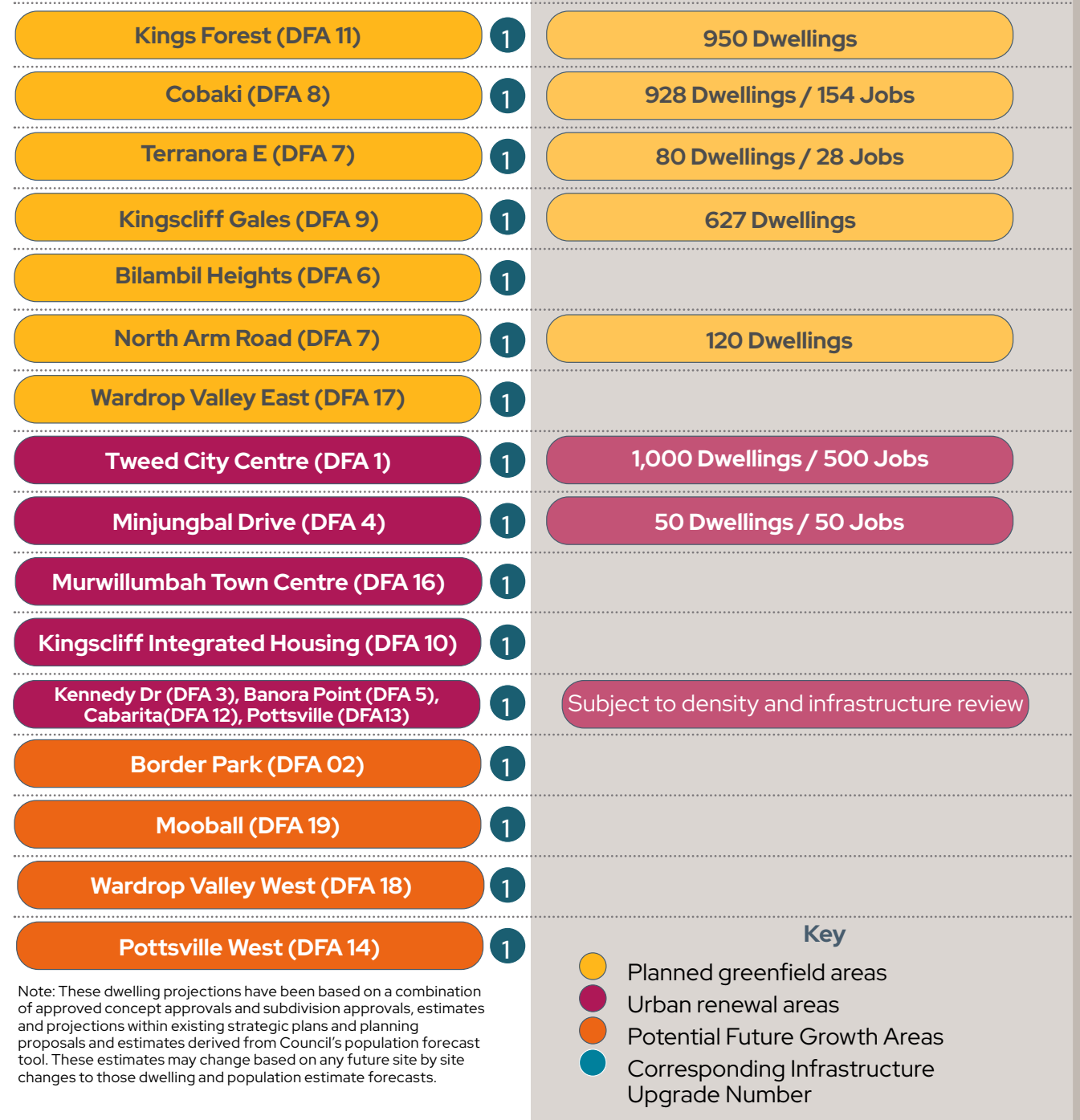
- 1. Clarrie Hall Dam upgrades

Wastewater Treatment Infrastructure Projects

- 2. Upgrade Banora Point WWTP (Stage 1)
- 3. Upgrade Kingscliff WWTP
- 4. Upgrade Murwillumbah WWTP (Stage 1)
- 5. Upgrade Banora Point WWTP (Stage 2)
- 6. Upgrade Murwillumbah WWTP (Stage 2)
- 7. Private WIC Act Scheme
- 8. Upgrade Hastings Point WWTP to meet existing need

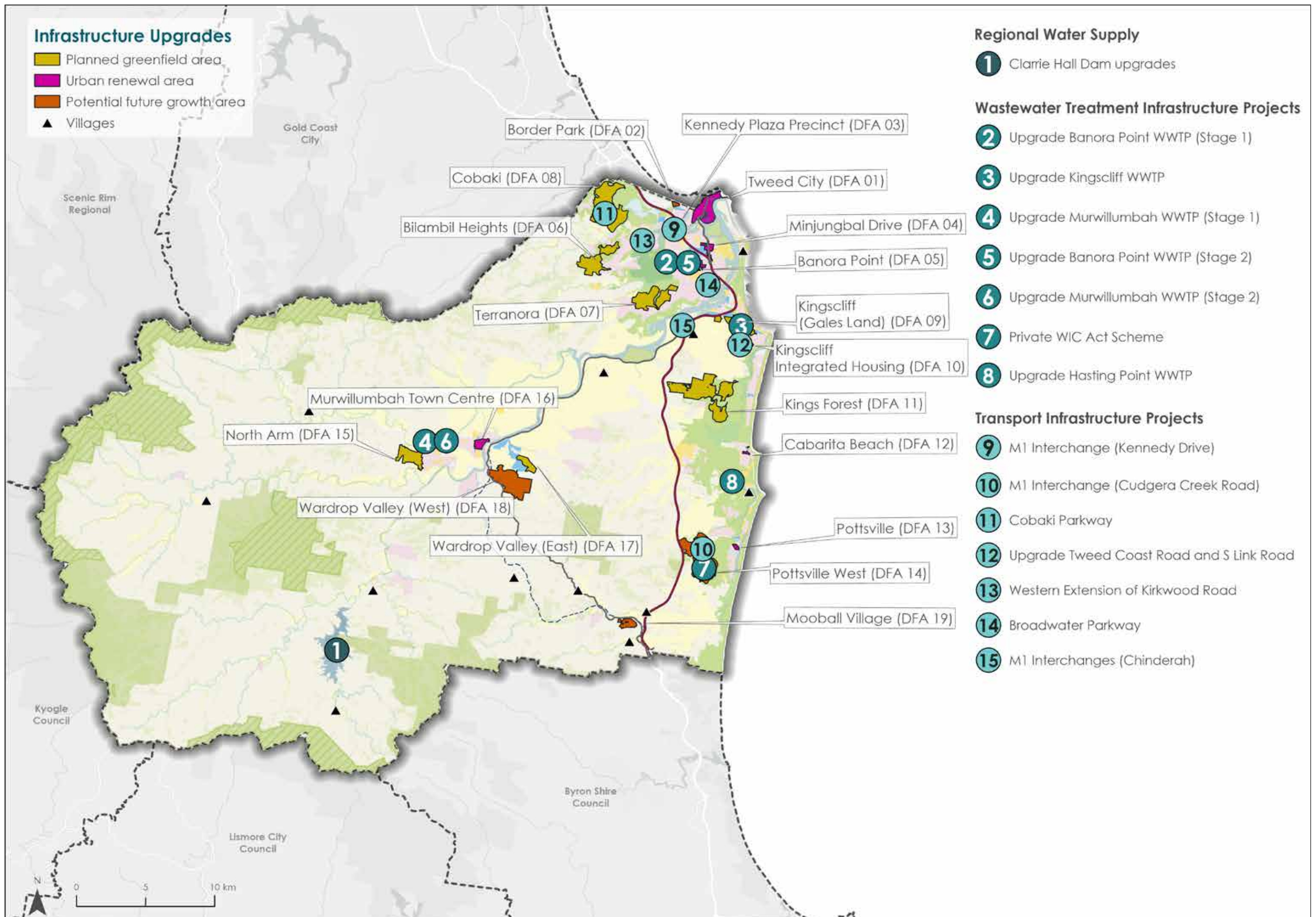
Transport Infrastructure Projects

- 9. Augmentation of M1 Interchanges (Kennedy Drive)
- 10. Augmentation of M1 Interchanges (Cudgera Creek Road)
- 11. Cobaki Parkway
- 12. Upgrade Tweed Coast Road and S Link Road
- 13. Western Extension of Kirkwood Road
- 14. Broadwater Parkway
- 15. Augmentation of M1 Interchanges (Chinderah)



Infrastructure Upgrades

- Planned greenfield area
- Urban renewal area
- Potential future growth area
- Villages



Regional Water Supply

- 1** Clarrie Hall Dam upgrades

Wastewater Treatment Infrastructure Projects

- 2** Upgrade Banora Point WWTP (Stage 1)
- 3** Upgrade Kingscliff WWTP
- 4** Upgrade Murwillumbah WWTP (Stage 1)
- 5** Upgrade Banora Point WWTP (Stage 2)
- 6** Upgrade Murwillumbah WWTP (Stage 2)
- 7** Private WIC Act Scheme
- 8** Upgrade Hasting Point WWTP

Transport Infrastructure Projects

- 9** M1 Interchange (Kennedy Drive)
- 10** M1 Interchange (Cudgera Creek Road)
- 11** Cobaki Parkway
- 12** Upgrade Tweed Coast Road and S Link Road
- 13** Western Extension of Kirkwood Road
- 14** Broadwater Parkway
- 15** M1 Interchanges (Chinderah)

Tweed’s settlement types and housing outcomes

The Tweed is home to a range of different centres, towns, villages and a regional city, each shaped by its landscape, history, people and local character. Together, these places form a connected network, with each settlement playing a different role in how the Tweed functions and grows. Some centres support jobs and economic activity, others provide important services, while many offer diverse living environments that cater to different household needs and lifestyles.

Describing each settlement type helps describe what makes these places unique and identifies what should be protected or enhanced as the Tweed evolves over time. It also guides the kind of housing, services and infrastructure that may be required in each location so growth can occur in a way that strengthens local character rather than eroding it.

The following table outlines the different settlement types, along with the scale and style of housing expected over the next 15+ years.



Regional City Where Tweed Heads		Core outcomes Tweed Heads is one of four regional cities in the North Coast region. It is the Tweed’s principal centre, serving as the main civic, social and economic hub for the Shire. As a regional city, it provides a mixed use environment with the greatest diversity and concentration of services, including retail, commercial, community, civic, health, tourist accommodation and education facilities. It also enjoys the benefits that come with greater density, such as walkability and proximity to neighbourhood amenities and public transport.	The proximity of Tweed Heads to the Gold Coast, and other regional growth drivers supports its continued role as the northern coastal gateway to NSW. Tweed Heads also provides opportunity to accommodate substantial growth over time through a combination of changes and existing infill development opportunity available within the existing land use framework.	Typical zones - E2 – Commercial Centre - MU1 – Mixed Use - R3 – Medium Density Residential - R2 – Low Density Residential Housing outcomes - Buildings range in height from single dwellings, mix of medium density housing types to higher density multi-storey apartments and shop top housing types. - Inclusion of social and affordable housing due to good access to services and public transport. - Support for short-term accommodation in appropriate and well-located sites.
Strategic Centre Where Murwillumbah, Tweed Heads South, Banora Point and Kingscliff		Core outcomes Strategic centres are major population and employment centres for the Tweed. They service large surrounding catchments and are major population and employment centres providing a broad mix of housing types, employment and Shire-wide services. These areas benefit from connections to comprehensive infrastructure networks, services, strong transport connections, vibrant public spaces and more intense forms of development.	These centres play a distinct but varied role to provide a comprehensive network to support the Tweed’s community. Strategic Centres provide opportunities to accommodate low to moderate growth over time through a combination of Development Focus Areas and existing latent capacity in current zoning.	Typical zones - E2 – Commercial Centre - MU1 – Mixed Use - R3 – Medium Density Residential - R2 – Low Density Residential Housing outcomes - Buildings range in height from single dwellings, low rise medium density, small apartments with some opportunity for higher density building within the Minjungbal Drive precinct. - Inclusion of social and affordable housing due to good access to services and public transport. - Support for short-term accommodation in appropriate and well-located sites.
Town Where Casuarina, Pottsville, Cabarita Beach/ Bogangar		Core outcomes Towns are mainly residential in character and substantially contribute to the Tweed’s housing supply. They include predominantly low-rise housing, with some mid-rise housing in and near town centres. Town centres act as a focal point for the community and visitors, and generally provide a main street style offering of small scale and fine grained tenancies with some larger format retail like supermarkets. Shop top housing is also provided in some areas.	Uses generally provide shopping, dining, health and personal services to meet the daily and weekly needs of the surrounding local community. Towns provide opportunity to service a number of nearby Development Focus Areas and could accommodate some growth over time through existing latent capacity in current zoning.	Typical zones - R3 – Medium Density Residential - R2 – Low Density Residential - R1 – General Residential - E1 Local Centre Housing outcomes - Mix of detached dwellings, dual occupancy, terrace, manor houses, multiple dwellings and low-rise residential flat buildings. - Predominantly 1 and 2 storeys in height, with some 3 storey buildings in and immediately adjoining town centres in locations identified by the building height framework.
Village Where Chinderah, Fingal Head, Hastings Point, Tyalgum, Uki, Burringbar, Mooball		Core outcomes Villages are spread throughout the Tweed’s coastal and rural locations and range in size. These places are primarily residential in nature and provide a variety of urban, rural residential and rural housing types depending on their location, links to services and access to infrastructure.	Some villages also provide small centres through a main street or small complexes that offer day-to-day needs and act as important community hubs for the village and surrounding areas.	Typical zones - R3 – Medium Density Residential (coastal villages) - R2 – Low Density Residential (coastal villages) - R1 – General Residential (coastal villages) - E1 Local Centre (coastal villages) - R5 – Large lot residential (rural villages) - RU5 – Village (rural villages) Housing outcomes - A mix of detached dwellings, dual occupancy, terrace, manor houses and multiple dwellings in coastal villages. - Detached dwellings and dual occupancies on larger lots (town lots or rural residential) in rural villages. 1 and 2 storeys in height in line with the building height frame work
Emerging Community Where Cobaki, Kings Forest, Pottsville West, Bilambil Heights and Terranora		Core outcomes Emerging communities are large, primarily undeveloped areas proposed to accommodate substantial new residential development in line with planned infrastructure capacity. Many of these areas have long standing urban zoning but are yet to develop or are in the early stages of development. Other sites may not be zoned but have been identified as ‘investigation areas’ within the NCRP 2041. Most areas will include a centre of varying scale to service the planned community. In the instance of Kings Forest and Cobaki, town centres will be relatively large in size and provide a diverse offering of retail, commercial and other non-residential uses.	These areas offer an opportunity to provide a greater mix of housing types in line with the existing and emerging needs of the Tweed community. Each area will be developed progressively over a 15+ year period, with some like Pottsville West likely to primarily develop outside the planning horizon of this GMHES. These areas will provide dwelling numbers that will respond to the majority of the Tweeds forecast growth.	Typical zones - R3 – Medium Density Residential - R2 – Low Density Residential - R1 – General Residential - E1 – Local Centre Housing outcomes - A mix of detached dwellings, dual occupancy, terrace, manor houses and multiple dwellings. - Predominantly 1 and 2 storeys in height, with some 3 storey buildings in and immediately adjoining town centres. - Opportunity for increased building height (>3 storey) in and immediately surrounding emerging higher order centres (particularly Kings Forest and Cobaki).

Gentle density to drive diversity

Gentle density helps address the “missing middle” by allowing more housing types in existing neighbourhoods, rather than relying on either detached houses or large apartment buildings. In the Tweed, this includes small-scale options like granny flats, duplexes, terraces and manor houses, which increase housing choice and supply in established areas.

Importantly, gentle density keeps development low-rise and largely similar in scale to typical houses. This means more homes can be delivered without changing neighbourhood character, supporting a more balanced and compatible way to provide affordable and diverse housing.



Images: Low rise diverse housing, Casuarina

Opportunities for Tweed’s Development Focus Areas

Planned Greenfield

Greenfield developments offer a clear opportunity to deliver more diverse, adaptable communities.

By integrating low-rise medium density housing alongside detached homes, developers can improve affordability, use land and infrastructure more efficiently, and create connected neighbourhoods centred around walkable open space and local services.

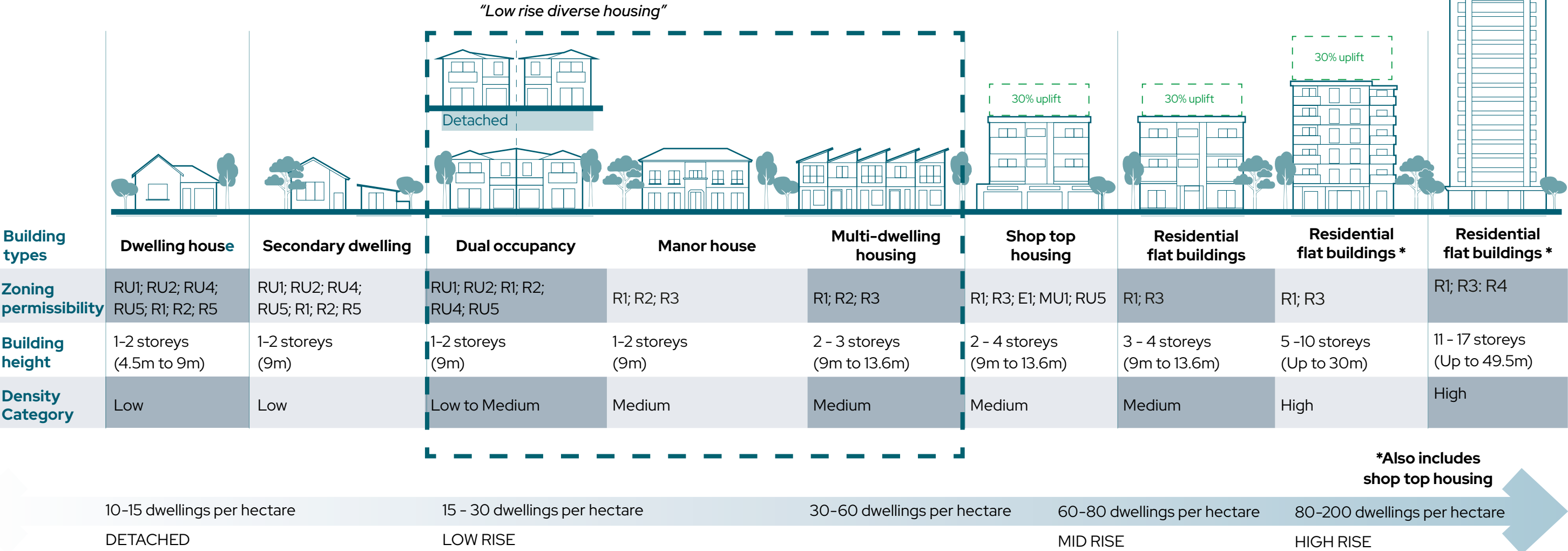
Urban Renewal

Urban infill areas in Tweed Shire, such as Tweed Heads, present an opportunity to enhance established neighbourhoods with well-designed low rise diverse housing and medium density housing.

By introducing a greater mix of homes in walkable locations close to centres, services and transport, infill development can support affordability, revitalise local areas and make better use of existing infrastructure.

30% bonus uplift

The NSW Housing SEPP allows up to a 30% building height bonus for in-fill developments that include at least 10% of the gross floor area (GFA) as affordable housing.





Tweed's activity centre and employment network

Activity centres and key employment areas play a critical role in delivering services, jobs and amenities across the Tweed. They ensure communities are supported by providing an appropriate mix of retail, commercial, community and employment generating uses to meet day-to-day needs, while also reinforcing higher order centres that provide a broader range of services for the wider Shire and region. The provision of major employment areas for industrial, business park and innovation uses also make an important contribution to the local economy and provide employment opportunities across the region.

A well-planned network of centres supports the local distribution of services and employment opportunities by co-locating compatible land uses in accessible locations. Maintaining the distinct role and function of each centre and employment area will help direct appropriate development to suitable locations and support the overall centres hierarchy.

This strategy identifies where centres and employment areas may need to evolve to respond to changing community needs and ensures sufficient land is available to support future growth.

The GMHES establishes a centres hierarchy to guide the location, scale and function of retail and commercial activity across the Tweed. This framework supports:

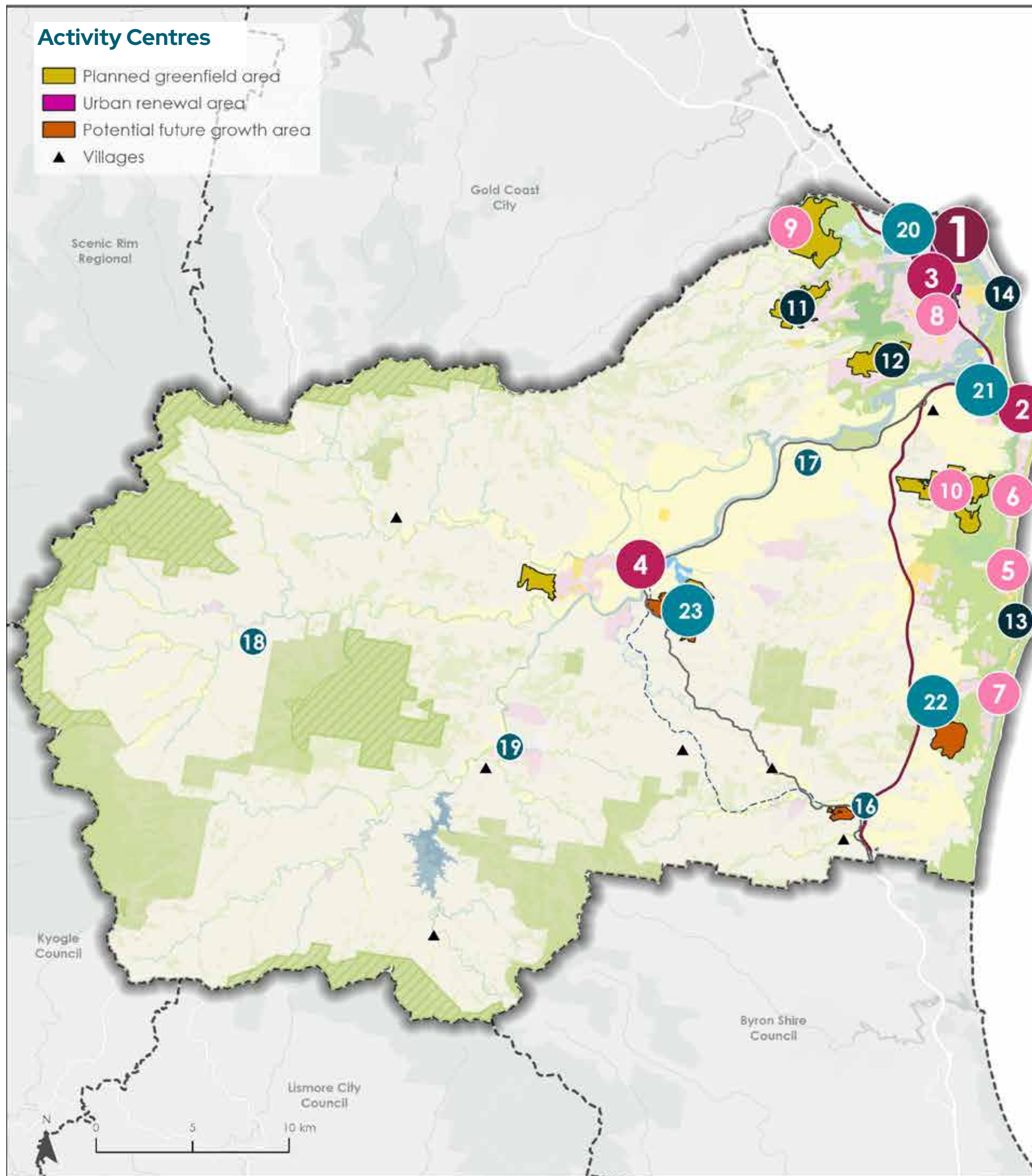
- Efficient use of infrastructure and services
- Access to employment and local labour markets
- A clear and coordinated network of centres
- Protection of the role and viability of existing centres
- High quality, active and liveable centre environments

A total of six (6) different types of centres are identified through the GMHES, as outlined below.

Regional City	Where Tweed Heads		Regional City outcomes The Regional City (Tweed Heads) is the highest-order centre in the network, hosting the largest and most diverse concentration of urban activities in the Tweed. It provides Shire-wide services and economic opportunities, within a mixed use environment comprising of major retail, commercial, administrative, cultural, community, entertainment, and night-time economy uses, along with significant residential flat buildings above ground level. Its strategic location supports regional transport connections and offers a concentration of local employment opportunities. The city centre also serves a role as a ‘gateway’ to Northern NSW from QLD. Cross-border economic and employment markets drive innovation and significant economic opportunity.
Major Activity Centre	Where Tweed Heads South Murwillumbah Kingscliff		Major Activity Centre outcomes Major Activity Centres serve a sub-regional population, providing a diverse mix of higher-order retail, commercial, entertainment, community, and civic uses. They accommodate land-intensive activities that are unsuitable for the Regional Activity Centre, and support vibrant, well-designed public spaces through concentrated employment and targeted mixed use development.
District Activity Centre	Where Cabarita Beach Casuarina Pottsville Banora Point Cobaki (emerging) Kings Forest (emerging)		District Activity Centre outcomes District activity centres serve catchments of district significance in the Tweed, accommodating concentrations of retail, commercial, offices, administrative and health services, community, small scale entertainment and recreational facilities, and catering to day-to-day and weekly shopping and service needs. In towns this may be provided as a strip of shops, to support a traditional town centre with a mix of uses and connectivity to the surrounding areas. These centres provide for both local catchment needs and align with their respective growth patterns to ensure current and growing local demand for services is catered for. Emerging centres are yet to be developed and will service the surrounding new community as it develops and evolves over time.
Neighbourhood Activity Centre	Where Bilambil Heights (emerging) Terranora (emerging) Hastings Point Fingal Head		Neighbourhood Activity Centre outcomes These centres are smaller than District activities centres and provide services for residential neighbourhoods and villages with small-scale convenience shopping that caters for day-to-day convenience needs. Where located in an urban setting, they commonly have a walking distance catchment and may include standalone businesses otherwise typically forming part of a higher order centre where of a scale and nature consistent with the surrounding community. Emerging centres are yet to be delivered and will service the surrounding new community as it develops and evolves over time.
Rural Activity Centre	Where Burringbar Mooball Tumbulgum Tyalgum Uki Crabbes Creek Stokers Siding Chillingham		Rural Activity Centre outcomes Rural activity centres provide for small scale commercial and retail uses in rural villages, primarily in the form of a few tenancies grouped together in a main street. These activity centres maintain strong character and links with the primary production and rural landscape values of the surrounding areas. These centres cater for the day-to-day needs of immediate local community, tourism and primary industries and are not intended to grow or provide more expansive services. Small scale community facilities, open space or other smaller community services may be provided in these centres.
Specialised Employment Area	Where Wardrop Valley Border Park Pottsville West (part) Kingscliff Business and Innovation Precinct		Specialised Employment Area outcomes Specialised employment areas are distinct, major future employment areas that will make a significant employment contribution to the Tweed. Each area has a specialised role and function, comprising of major industrial (Wardrop Valley, Pottsville West) or business park/innovation uses (Kingscliff , Border Park) or major food production (Aquaculture – Australia Bay Lobsters) and are location-dependent due to specific access, separation or co-location requirements. Each specialised employment area requires master planning, infrastructure planning and significant investment and represents a long-term development outcome. Due to the scale of these areas, there is an opportunity to provide ancillary uses that service the employment population.

Activity Centres

- Planned greenfield area
- Urban renewal area
- Potential future growth area
- Villages



Regional Activity Centre

1 Tweed Heads

Major Activity Centre

2 Kingscliff

3 Tweed Heads South

4 Murwillumbah

District Activity Centre

5 Cabarita Beach

6 Casuarina

7 Pottsville

8 Banora Point

9 Cobaki (emerging)

10 Kings Forest (emerging)

Neighbourhood Centre

11 Bilambil Heights (emerging)

12 Terranorra (emerging)

13 Hastings Point

14 Fingal Head

Rural Activity Centre

15 Burringbar

16 Moobal

17 Tumbulgum

18 Tyalgum

19 Uki

Specialised Employment Centre

20 Border Park

21 Kingscliff Business and Innovation Precinct

22 Pottsville West

23 Wardrop Valley

Part 4: Tweed growth outcomes

Tweed growth outcomes

Tweed growth outcomes represent the highest level of policy direction within the GMHES and provide a consistent framework for managing growth across the Tweed. They respond to Shire-wide challenges and opportunities, rather than place-specific issues, and establish a clear and coordinated approach to how growth will be accommodated to 2041.

These outcomes set the overarching direction for land use, housing, infrastructure, environment and economic development, supporting the achievement of the Tweed's long-term vision.

Importantly, Tweed growth outcomes guide and inform more detailed Local Growth Outcomes outlined in the following section, ensuring that place-based responses are consistent with broader regional priorities.





Outcome 1 - Diverse, well designed homes in the right locations

Providing a steady supply of diverse housing, including affordable housing, in greenfield and appropriate infill locations which have been designed to respond to Tweed’s climatic context.



Outcome 2 - Growth informed infrastructure

Ensuring that infrastructure is right-sized, sequenced and keeping pace with the growing community in a financially responsible way.



Outcome 3 - Protecting the natural environment

Protecting important environmental and natural areas to maintain the unique landscape identity and biodiversity functioning of the Tweed



Outcome 4 - Distinct communities and valued lifestyle

Maintaining and fostering the Tweed’s unique and distinct communities.



Outcome 5 - Resilient places

Responding to a changing climate and protecting people and property from natural hazards like flooding, bushfire, landslide, coastal hazard and increasing heat in urban areas.



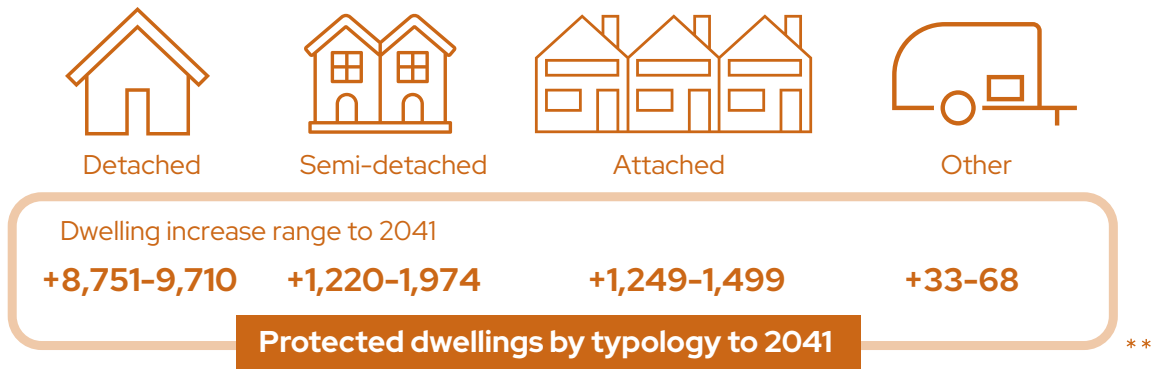
Outcome 6 - Prosperous and productive places

Grow local employment, services and innovation to support living local, and leverage Tweed’s links to the Gold Coast and South East Queensland.

Growth management outcome 1

Diverse, well designed homes in the right locations

By 2041, the Tweed Shire will require up to 12,247 new homes*. This means, on average, providing an extra 750–885 homes of different types and sizes per year to meet growing demand. While the number of homes is important, so too is the type. The Tweed will need the following to provide genuine housing choice and meet the changing needs of different community members:



Traditionally, most of the Tweed’s housing supply has been delivered as low-density detached dwellings (65%), primarily in greenfield areas. The North Coast Regional Plan 2041 sets a clear direction for change, requiring 40% of new housing to be delivered as multi-dwelling or small lot housing. This shift is important in the Tweed, where unconstrained land is limited and we need more efficient use of land and a better balance of diverse housing outcomes.

Given around 60% of future housing growth will occur within our planned greenfield areas, it is imperative that this pipeline of land and housing supply stays in step with demand. Historically, the release of developable land has been slow due to compounding factors including infrastructure impediments, approval and compliance complexity, market conditions and developer land banking. Council will continue to work collaboratively with land developers and State Government agencies to ensure land and housing are released in a timely manner.

Delivering the right homes in the right locations also means preventing inappropriate housing types in particular zones, including addressing underdevelopment in medium-density urban zones. In rural areas, environmental constraints, hazards, scenic landscape and character considerations, and infrastructure limitations mean uses such as caravan parks (including manufactured home estates) are not considered suitable, and new rural land sharing communities will continue not to be supported.

Actions supporting the delivery of diverse homes in the right locations are provided overleaf.

* Housing Needs Assessment, Bull and Bear Economics (2022)

**Final Options Paper, PSA Consulting (2024)

Each Growth management outcome includes a series of Shire-wide ‘Directions’ and supporting ‘Actions’ that outline how the outcome is to be achieved.

Outcome 1: Diverse well designed homes in the right locations

Directions	Actions
Directions 1.1 Efficient use of land Development is located in identified Development Focus Areas and land within the existing urban areas to accommodate projected growth to 2041.	1.1.1 Urban growth does not occur outside of the urban zoned land and Development Focus Areas identified in this GMHES. 1.1.2 Progressively provide for 40% of all new dwellings to be in the form of medium density and low rise diverse housing types including small lot housing, dual occupancy, manor houses, terrace houses, multi dwellings, residential flat buildings and shop top housing in identified Development Focus Areas in line with the requirements of the North Coast Regional Plan 2041. 1.1.3 Investigate opportunities to implement minimum dwelling density requirements and prohibition of low density development (such as dwelling houses) in medium density zones across the Tweed Shire to facilitate intended higher order development.
Direction 1.2 Housing Diversity A greater mix of housing types and size are supported in the Regional City (Tweed Heads), Strategic Centres (Tweed Heads South and Kingscliff), Towns and Development Focus Areas at varying scales consistent with local character, Local Growth Outcomes and the anticipated level of growth and change identified in this GMHES.	1.2.1 Development is undertaken in accordance with the existing Tweed LEP, building height maps and relevant DCPs, except as varied by Local Growth Outcomes in this GMHES. 1.2.2 In alignment with the Tweed Affordable Housing Strategy, investigate opportunities within Urban Renewal Areas (as identified in Part 4 – Tweed growth outcomes) to facilitate additional low-rise housing diversity by reducing the minimum lot size in key locations within proximity of an employment zone, increasing the mapped distance threshold to enable a wider range of low-rise housing types including detached dwellings on small lots, dual occupancies, manor houses, multi dwellings and residential flat buildings dependent on location. 1.2.3 Delivery and staged delivery of housing supply within Development Focus Areas is undertaken in accordance with Part 2: Tweed’s growth framework: Growth Pathways and Part 4 – Tweed growth outcomes.
Direction 1.3 Land Supply Pipeline Work collaboratively with landowners and State Government to facilitate the release of land supply in step with population growth demands and prevent land banking of key development sites which restrict housing and employment land supply and increase land prices which impacts housing affordability.	1.3.1 Delivery of development and land release, as reflected within Part 3 – Tweed’s growth framework is to be carried out in line with Council’s Delivery Plan and Capital Works Programs in place with opportunity for further refinement to respond to different growth pathways over time to support a strong and consistent supply of new homes and employment to meet growth forecasts for the Tweed. 1.3.2 Advocate to the State Government to implement planning framework amendments that are directed towards the prevention of land banking. Measures for consideration include: - Enable the introduction of sunset clauses (use it or lose it) for rezoned land where land development has not been enacted within a timeframe. - More robust State Government planning agreement frameworks for developer funded and delivered infrastructure works to bring forward required infrastructure to enable the timely release of land. - Incorporation of delivery targets within rezoning and development approvals. - Ability for Council’s to collect development performance and infrastructure bonds, guarantees and financial securities to provide incentive for the commencement and completion of development. 1.3.3 Continue to work with land developers in coordination with State Government to overcome impediments and facilitate the timely release of land across sites which are zoned and have development approvals in place.

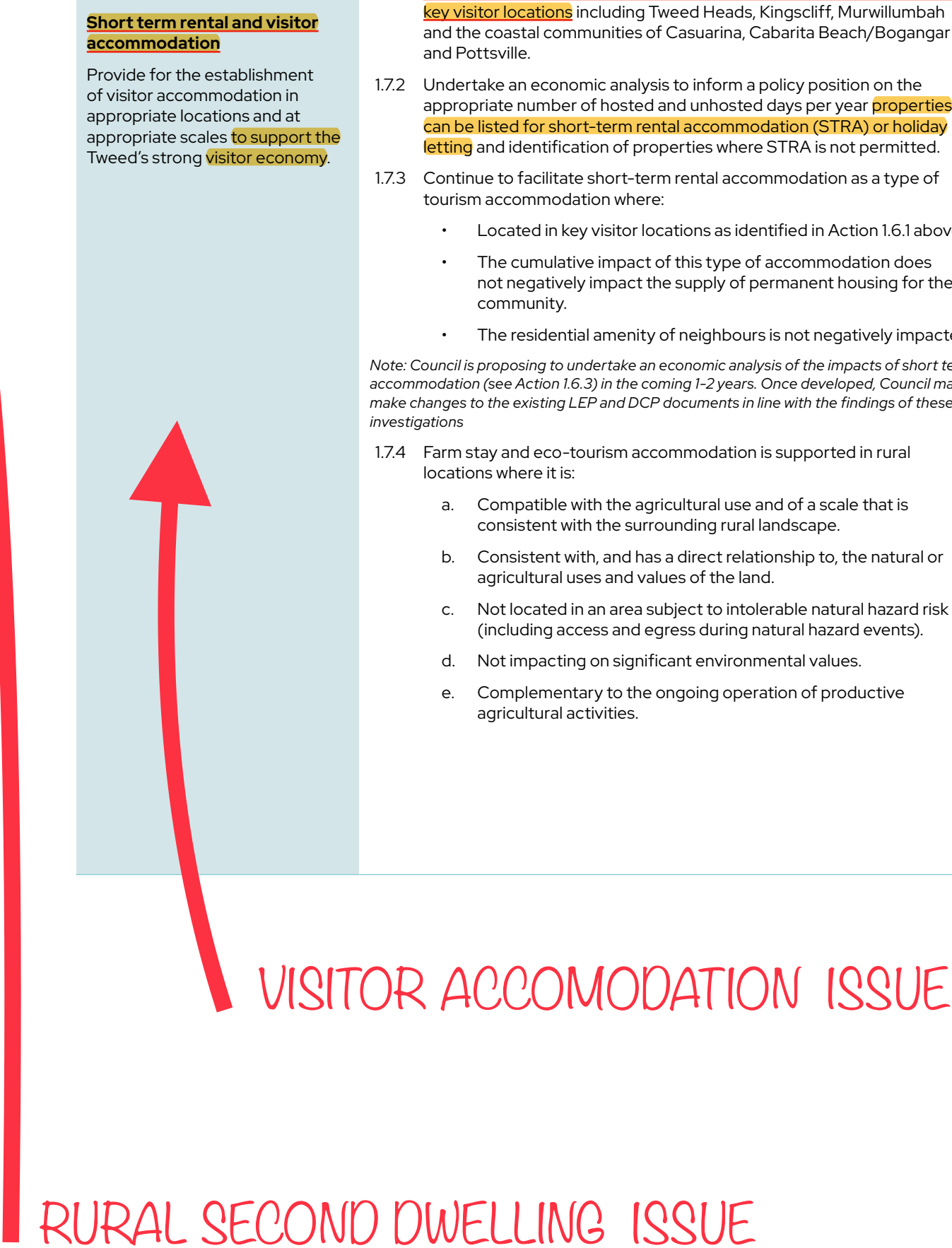
LANDBANKING ISSUE

Directions	Actions
Direction 1.4 Rural village expansion Villages at Burringbar, Mooball, Tyalgum and Uki support limited expansion to their current boundaries where not impacting on the established character and identity of the place and there is an identified need and community benefit.	1.4.1 Growth in all rural villages is primarily facilitated through village specific character statement planning processes to identify additional RU5 and R5 opportunities identified against the rural village settlement guidelines. Rural village growth should seek to achieve: a. A variety of housing choices reflective of rural village character and the lifestyle needs of the local community in the key rural villages of Burringbar, Tumbulgum, Tyalgum and Uki in flood free areas. b. Limited infill development outcomes in the smaller rural villages of Chillingham, Crabbes Creek and Stokers Siding in line with an identified local community demand and need for ageing in place and to accommodate rural workers. 1.4.2 When investigating opportunities for rural village expansion through character statement planning processes, review any expansion opportunities against the following criteria: c. there is an identified need and community benefit established through a village character statement planning process. d. where identified sites are the outcome of a detailed site and constraints analysis: - i the location adjoins existing residential zoning and is logical, sequenced and able to be efficiently serviced to the same standard that currently exists in the village. - ii has access to a secure water source that does not increase groundwater extraction or harm existing waterways. - iii is limited to areas where the existing road network can safely accommodate projected traffic without cost to the wider community. - iv is modest in scale and retains a compact form with an obvious centre and community focus in keeping with the established character of the village. - v does not place undue burden on existing community facilities or require substantial upgrades to facilities and services beyond those ordinarily expected in that community. - vi is not located in areas subject to natural hazard(s) or areas of environmental significance. - vii does not impact on agricultural land and is buffered from active agricultural uses by 100-500 metres depending on the nature of the use. - viii does not impact scenic landscapes and view corridors identified in the relevant DCP and the Tweed Rural Village Strategy. - ix includes a mix of housing types to meet local needs. - x Effectively manages the interface with, and protects the ongoing operation of, adjoining agricultural uses.

RURAL VILLAGE EXPANSION ISSUE

Directions	Actions
Direction 1.5 Rural Housing Provide for greater diversity of rural housing to meet the needs of rural communities and support farming operations where: - Agricultural values are not compromised - Environmental values are maintained and enhanced - Scenic landscapes are maintained. - Impacts to amenity and neighbours are managed.	1.5.1 Secondary dwellings (granny flats) or dual occupancy (detached) are supported (subject to amendments to the Tweed LEP 2014) in the RU1 Primary Production and RU2 Rural Landscape zones to encourage greater housing diversity in rural locations. These can occur where: lots have a minimum lot size (MLS) of 5 hectares; secondary dwellings have a maximum size of 60m2 or 20% of the total floor area of the principal dwelling, whichever is lesser; additional dwelling is located no more than 100 metres away from the principal dwelling; all dwellings sharing a single property access point, driveway and a single On Site Sewerage Management (OSSM) system); dwellings are sited in locations to minimise clearing of vegetation and avoid impacts to significant environmental values; - dwellings are sited in locations to avoid risk of natural hazards including above planning flood levels and within acceptable bush fire risk thresholds (BAL 29); dwellings are consistent with the established character of the area and do not create significant impacts on scenic amenity. - appropriate buffers to Important Farmlands and agricultural uses are protected to enable 'the right to farm'. 1.5.2 Provide more flexibility for rural workers' dwellings in the RU1 Primary Production and RU2 Rural Landscape zones by amending clause 4.2C(d) of the LEP 2014 to remove the term 'or as a result of the remote or isolated location of the land'. This will ensure rural workers' dwellings are able to meet an identified need of genuine agricultural activities in more locations across the region. 1.5.3 Review clause 4.2B of the Tweed LEP 2014 (dwelling entitlements) to provide opportunity for the development of a dwelling house on lots below the minimum lot size in the RU2 Rural Landscape zones, excluding former road reserve slithers and Important Farmland areas. Any such dwellings will be subject to merit-based assessment with consideration to flood and bushfire hazards, biodiversity and rural land use conflicts. 1.5.3 Develop a rural land section within the TDCP to support the rural reforms as stated within Directions 1.4 and 1.5 and include the heads of consideration identified within the Rural Land Strategy including provisions to leverage net environmental benefits including land management, weed management, vegetation and habitat restoration.
Direction 1.6 Affordability Ensure new development in the Tweed provides a range and mix of affordable outcomes in line with the Tweed Affordable Housing Strategy.	1.6.1 Within Development Focus Areas, undertake an affordable housing contribution plan with development proponents to support a minimum target for affordable housing, taking into consideration outcomes outlined in the Tweed Shire Affordable Housing Strategy. 1.6.2 Where the Housing SEPP is not triggered, the residential component of developments within the Tweed City Centre Local Environment Plan (LEP) 2012 zoned within the R3 Medium Density, E1 Local Centre, E2 Commercial Centre and MU1 Mixed Use must provide 10% affordable housing. 1.6.3 Partner with Homes NSW, NSW Health and educational facilities to investigate the provision of affordable housing in the Kingscliff Integrated Housing Precinct Development Focus Area for essential workers. 1.6.4 Partner with Homes NSW to provide collaborative social and affordable housing initiatives that result in a minimum of 4% provision of social housing in the Tweed Shire housing supply over the next 10 years.

Directions	Actions
Direction 1.7 Short term rental and visitor accommodation Provide for the establishment of visitor accommodation in appropriate locations and at appropriate scales to support the Tweed's strong visitor economy.	1.7.1 Establish an appropriate level and type of visitor accommodation in the key visitor locations including Tweed Heads, Kingscliff, Murwillumbah and the coastal communities of Casuarina, Cabarita Beach/Bogangar and Pottsville. 1.7.2 Undertake an economic analysis to inform a policy position on the appropriate number of hosted and unhosted days per year properties can be listed for short-term rental accommodation (STRA) or holiday letting and identification of properties where STRA is not permitted. 1.7.3 Continue to facilitate short-term rental accommodation as a type of tourism accommodation where: - Located in key visitor locations as identified in Action 1.6.1 above. - The cumulative impact of this type of accommodation does not negatively impact the supply of permanent housing for the community. - The residential amenity of neighbours is not negatively impacted. <i>Note: Council is proposing to undertake an economic analysis of the impacts of short term accommodation (see Action 1.6.3) in the coming 1-2 years. Once developed, Council may make changes to the existing LEP and DCP documents in line with the findings of these investigations</i> 1.7.4 Farm stay and eco-tourism accommodation is supported in rural locations where it is: - Compatible with the agricultural use and of a scale that is consistent with the surrounding rural landscape. - Consistent with, and has a direct relationship to, the natural or agricultural uses and values of the land. - Not located in an area subject to intolerable natural hazard risk (including access and egress during natural hazard events). - Not impacting on significant environmental values. - Complementary to the ongoing operation of productive agricultural activities.



Directions	Actions
Direction 1.8 Caravan Parks and Manufactured Home Estates and Rural Land sharing Communities Locate caravan parks and manufactured home estates outside rural zones and only within appropriate urban zones where supporting infrastructure and services are available, and where the development will not compromise the existing character and identity of the urban area. Retain the land use prohibition of new rural land sharing communities.	1.8.1 Caravan Parks and Manufactured Home Estates: a. Are not located in the RU2 Rural Landscape zone. b. Are located in an existing urban zone (R1 or R3) or recreation zones (RE1 or RE2). c. Are compatible with surrounding land uses and avoid conflict with adjoining residential areas. d. Are able to be serviced by infrastructure and represent a logical and cost effective expansion of existing networks. e. Are not located in visually prominent or scenic locations such as ridge lines, headlands, Important Farmlands or scenic drives. f. Avoid land affected by natural hazards including flooding, coastal hazard, bush fire and steep land. g. Do not impact on significant environmental values. h. Are within 800 metres of a District or Neighbourhood centre and existing public transport route. 1.8.2 New rural land sharing communities will continue to not be permissible due to environmental impacts, hazard-based risks, and ongoing land maintenance, financial and governance issues.

Growth management outcome 2

Growth informed infrastructure

Council has a strong forward program of infrastructure investment to service growth across the Tweed, with significant works planned in the coming 20+ years, particularly in water supply, wastewater and transport projects. Many projects require close collaboration between government agencies, Council and the development industry to secure approvals and deliver on-the-ground outcomes, ensuring infrastructure keeps pace with projected housing and employment growth.

The most critical elements required to support a reliable development pipeline can be grouped into three key infrastructure delivery strategies:

1. **Integrated land use and infrastructure planning**, ensuring that areas identified for growth are supported by timely, efficient and sustainable infrastructure.

2. **Sequenced development that aligns with essential services**, so new housing is delivered in step with core infrastructure such as water, sewer, transport and community facilities, particularly in the context of ongoing housing pressures.

3. **A focus on delivering region-shaping and enabling infrastructure** that unlocks multiple Development Focus Areas, including securing long-term bulk water supply and other major upgrades needed to facilitate growth.

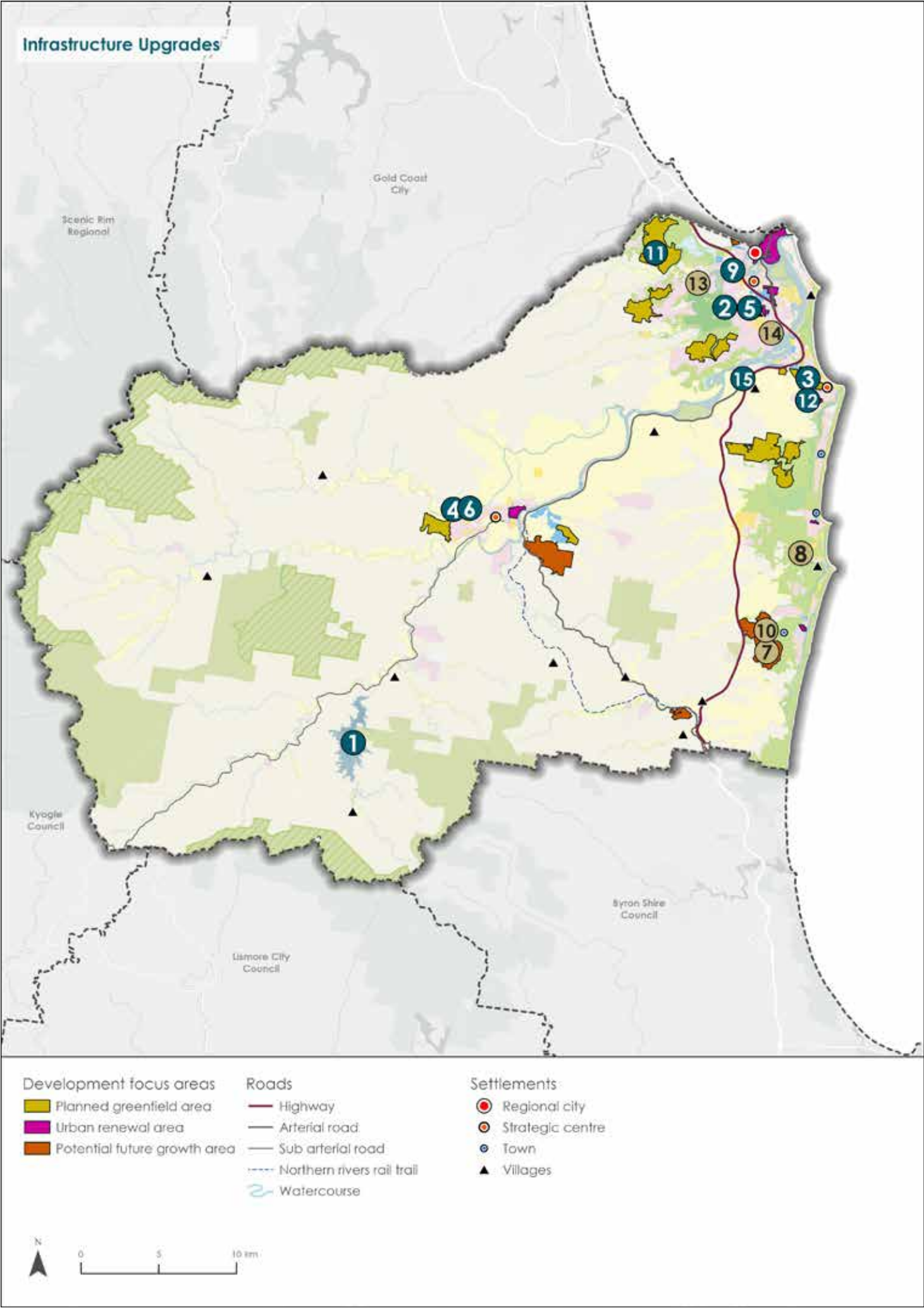
The concept of region-shaping infrastructure and enabling infrastructure helps to categorise and prioritise infrastructure investment and delivery. Below describes each, along with a list of important infrastructure items are also mapped overleaf.



Region-shaping infrastructure (RS) represents the largest and highest-priority investments for the Tweed. Each piece of region-shaped infrastructure unlocks multiple major Development Focus Areas of regional significance, supports the development of at least 2,000 dwellings and 500 jobs and involves long-term investment. These projects are critical to enabling sustained growth across the Shire and if not delivered in a timely and co-ordinated matter would result in delays to housing supply, employment opportunities and provision of essential services, creating substantial challenges for both the community and the economy.

Enabling infrastructure (EI) refers to infrastructure required to support specific Development Focus Areas. Typically unique to one or two Development Focus Areas, each project generally supports less than 2,000 dwellings and 500 jobs. Delivery is undertaken either by Council or the development industry and generally involves low to moderate investment. While smaller in scale than region-shaping infrastructure, enabling infrastructure is essential for unlocking local development and ensure Development Focus Areas are serviced with the necessary water, sewer, roads and community facilities.

1	Upgrading of the Clarrie Hall Dam to unlock capacity for another 25,000+ dwellings.	Water Infrastructure	RS
2	Upgrades to Banora Point Wastewater Treatment Plant	Waste water Infrastructure	RS
3	Upgrades to Kingscliff Wastewater Treatment Plant.	Waste water Infrastructure	RS
4	Upgrades to Murwillumbah Wastewater Treatment Plant.	Waste water Infrastructure	RS
5	Upgrades to Banora Point Wastewater Treatment Plant (Stage 2).	Waste water Infrastructure	RS
6	Upgrades to Murwillumbah Wastewater Treatment Plant (Stage 2).	Waste water Infrastructure	RS
7	Private WIC Act Scheme, supporting approximately 2,500 dwellings and 150 new jobs	Waste water Infrastructure	EI
8	Upgrades to the Hastings Point Wastewater Treatment Plan to provide an additional 4,000 EP to meet existing need.	Waste water Infrastructure	EI
9	Upgrades to the Kennedy Drive M1 interchange, unlocking at least 4,500 dwellings and 2,250 new jobs.	Traffic network	RS
10	Upgrades to the Cudgera Creek Road M1 interchange, supporting approximately 2,500 dwellings and 150 new jobs.	Traffic network	EI
11	Construction of Cobaki Parkway, unlocking around 6,300 dwellings and 1,320 new jobs.	Traffic network	RS
12	Upgrades to Tweed Coast Road and S Link Road, unlocking around 2,500 dwellings and 150 new jobs.	Traffic network	RS
13	Western extension of Kirkwood Road to support approximately 1,500 new dwellings.	Traffic network	EI
14	Construction of Broadwater Parkway, supporting approximately 1,500 dwellings.	Traffic network	EI
15	Upgrades to the Chinderah M1 interchange, unlocking at least 5,500 dwellings and almost 2,000 new jobs.	Traffic network	RS



Water Security

Planning for a secure long-term water supply is a critical part of managing the Tweed’s future growth.

Council is taking action to improve long-term water security. This includes work on the proposed raising of Clarrie Hall Dam, which is expected to reach a key approval milestone by the end of 2026. Based on current growth projections, the dam wall needs to be raised by 2032. This timing depends on funding being secured and the project delivery program avoiding other delays. Council is also upgrading key parts of the water network, while continuing to manage demand through water conservation programs, and introducing water restrictions during extended dry periods.

Because of this, growth within the Shire now requires a precautionary approach. In practical terms, new housing and major development will need to be carefully staged and sequenced to be in step with the capacity of the water supply and Council’s capital delivery plans.

Major development areas, including large greenfield areas such as Kings Forest, Terranora, Cobaki, Bilambil and Kingscliff, are long-term projects. Their land release and servicing can be planned and managed over time. Under Clause 7.10 of the Tweed Local Environmental Plan 2014, Council must be satisfied before granting development consent that essential services, including water supply and sewerage, are available or that suitable arrangements have been made.

While this planned staged development and smaller scale incremental infill development within existing settlement areas can continue to be adequately serviced, new rezoning proposals and sites outside Council’s Development Servicing Plans may need to be deferred until there is more certainty about when increased long-term water security will be delivered.

This is why a proactive and carefully staged approach to growth and water management is needed. By aligning new development with confirmed water supply capacity, infrastructure delivery and long-term security planning, Council can support incremental growth opportunities while reducing the likelihood of more frequent or extended water restrictions.

Local Infrastructure

A range of other Council-managed local infrastructure will be required to support growth including water supply reticulation and conveyance, wastewater collection and conveyance, waste management, open space active and passive recreation, and social infrastructure (community facilities, libraries, aquatic facilities and other services). This infrastructure is unique to particular areas and is generally delivered on a site-by-site or street basis.

These upgrades are focused on water conveyancing projects, local roads, open space, active transport networks and stormwater, to support smaller scale infill development outcomes or stages of Development Focus Areas. Their delivery is usually associated with development approvals and Council will work in collaboration with the development industry to ensure appropriate guidance, planning and delivery of these types of infrastructure.

Many of the infrastructure projects will require significant planning to minimise disruption for the community are also constrained by the Council’s financial capacity to deliver through the capital works program and will therefore require further planning and prioritisation.

Actions supporting growth supportive infrastructure delivery are provided overleaf.

Outcome 2: Growth informed infrastructure

Directions	Actions
Direction 2.1 Development and infrastructure prioritisation Development is undertaken and sequenced according to planned infrastructure upgrades and is provided in a way that does not increase financial burden or change long-term infrastructure planning priorities.	2.1.1 Part 3 – Tweed’s growth framework and Part 4 – Tweed growth outcomes provide the strategic framework that informs how development is expected to occur across the Tweed. 2.1.2 Delivery of infrastructure, as reflected within <i>Part 3 – Tweed’s growth framework</i> is to be carried out in line with Council’s Delivery Plan and Capital Works Programs in place with opportunity for further refinement to respond to different growth pathways over time to support a strong and consistent supply of new homes and employment to meet growth forecasts for the Tweed. 2.1.3 Prioritise a program of local infrastructure upgrade investigations to support the delivery of infill development in Tweed Heads and Tweed Heads South.
Direction 2.2 Water supply Development is supported by appropriate water supply to meet the demands of the development, without compromising regional supply levels.	2.2.1 Council will continue to work with the relevant approving entities to fast track the EIS approval of the Clarrie Hall Dam raising project. 2.2.2 Construction of the Clarrie Hall Dam raising project will be undertaken in accordance with the program schedule. 2.2.3 Council will investigate other supplementary water supply and demand management opportunities to ensure future water security meets growth demand.
Direction 2.3 Wastewater Development is supported by appropriate wastewater services to meet the demands of the development, without compromising the functioning and efficiency of regional wastewater treatment plants	2.3.1 Provide wastewater infrastructure to support growth in Development Focus Areas in line with the remaining capacity and planned (staged) upgrades to treatment plants identified by Council’s DSP and long-term asset plan. 2.3.2 Only enable on-site and private wastewater treatment plants where no other viable option is available. Council’s preference, unless specifically identified in <i>Part 4 – Tweed growth outcomes</i> is to provide connections to the existing reticulation network, sequenced in accordance with outcomes 1-3 above. 2.3.3 Undertake a study to investigate the relocation of trunk sewer mains from the rear of properties (for example in the Tweed city centre) into public land to simplify lot amalgamation and the delivery of infill development.
Direction 2.4 Transport Growth is supported by a reliable and efficient transport network across the Tweed.	2.4.1 Work with Transport for NSW to facilitate the expedited planning, design, approval and delivery of major interchanges to the M1 to support the continued delivery of Development Focus Areas. 2.4.2 Collaborate with Transport for NSW to undertake transport studies and integrated transport projects identified in the Tweed Regional City Action Plan 2036 and the North Coast Strategic Regional Integrated Transport Plan (SRITP) to better integrate transport outcomes between Tweed city centre and Tweed South (Munjungbal Drive). 2.4.3 Ensure new development in Tweed city centre, Border Park Development Focus Area and Cobaki does not impact on the safe and efficient operation of the Gold Coast Airport. 2.4.4 In partnership with Transport for NSW, investigate the creation of an Active Travel Strategy and ensure that new housing development is connected to an active and public transport network that provides accessible access to employment, community facilities, and local services while protecting Tweed lifestyle and coastal villages.

Directions	Actions
Direction 2.5 Infrastructure agreements and contributed assets Work collaboratively with relevant stakeholders to ensure an equitable and timely delivery of assets that meet Council’s timing and funding requirements and support a consistent pipeline of delivery for developers aligned with key project milestones.	2.5.1 Collaborate with the development industry to facilitate delivery of infrastructure through infrastructure agreements and contributed asset plans that identify clear infrastructure obligations linked to development entitlements.
Direction 2.6 Community and open space infrastructure Ensure development and growth are supported by a well-planned, accessible network of community facilities and open spaces that meet the needs of local catchments across the Tweed.	2.6.1 Tweed Shire is provided with appropriate levels of community infrastructure in line with the <i>Community Facilities Plan 2019-2036</i> . 2.6.2 Development provides a supply and embellishment of open space in accordance with outcomes sought by the <i>Open Space Strategy 2019-2029</i> .



Growth management outcome 3

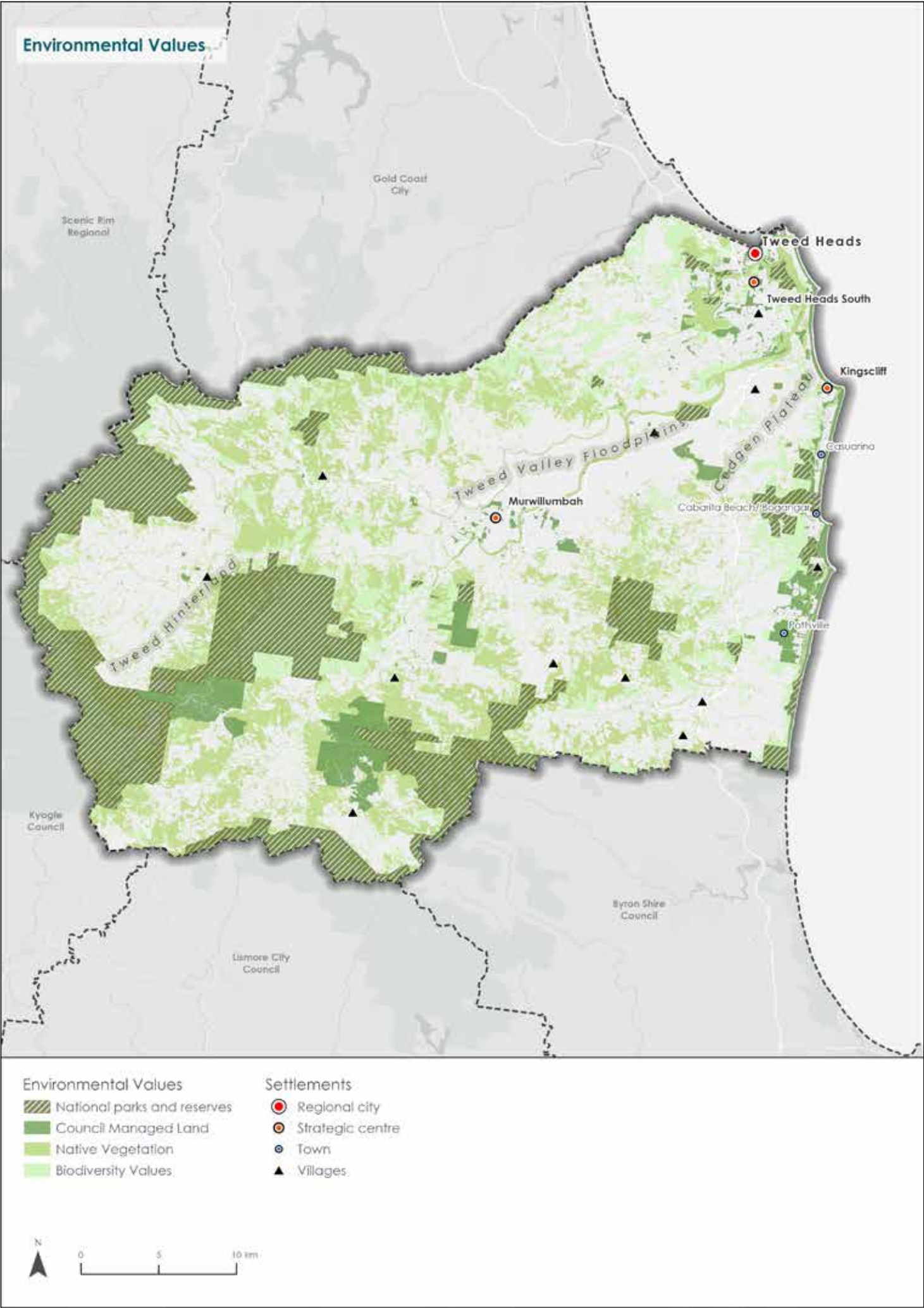
Protecting the natural environment

The Tweed is one of Australia’s most ecologically diverse areas. What sets the Tweed apart is not only this amazing abundance of ecosystems and the sheer variety of species, but also the fact that many species do not occur anywhere else. Regrettably, Tweed Shire is home to more than 200 species currently threatened with extinction. The *Tweed Conservation Strategy* is Council’s plan to protect and improve the natural environment. The Tweed growth outcomes guide growth away from environmentally sensitive areas to protect known biodiversity values that occur across the landscape, beyond those areas of protected areas of National Park and Nature Reserves.

Land use compatibility and land use pressures must be considered where adjoining protected areas, reserves and natural areas, as well as near coastal wetlands and koala habitat. While some areas are protected through State legislation, Council also maintains its own network of protected areas. Supporting implementation of the mitigation hierarchy framework (avoiding, minimising and managing environmental impacts) guides how development should respond to biodiversity values and is supported by State policies and Council’s planning and growth frameworks.

The Tweed Conservation Zone Review is a key project for strategic land-use planning in the Tweed Shire. The Review will update the way land zones in the Tweed LEP are used to protect and manage land of high environmental value. When complete it will replace the legacy environmental zones of the *Tweed Shire LEP 2000*.

Actions supporting the protection of natural environments are provided overleaf.



Outcome 3: Protecting the natural environment

Directions	Actions
Direction 3.1 Protect the integrity of ecosystems Safeguard biodiversity, and important landscape values and functions by managing where development occurs and protecting ecological connectivity in accordance with the Tweed Conservation Strategy.	3.1.1 Protect areas of ecological significance by avoiding development in areas of high environmental value. 3.1.2 Continue to advance the Tweed Conservation Zone Review across the Shire to protect high-value natural areas, align with state planning rules, manage development in sensitive lands (like wetlands, rainforests, habitats). 3.1.3 Recognise the significance of protected areas by managing land use compatibility, promoting land use patterns that reinforce ecological connectivity and manage the potential interface impacts. 3.1.4 Avoid fragmentation of habitat corridors to protect landscape connectivity and support habitat restoration outcomes. 3.1.5 Development prioritises avoidance of significant impacts, or where it is not possible to avoid, significant impacts are minimised and mitigated with residual impacts addressed through compensatory requirements. 3.1.6 Maintain and enhance biodiversity value and connectivity of Tweed’s green and blue corridors, by ensuring development identifies habitat to be retained and the protection of retained habitat values 3.1.7 Development Focus Areas identify and protect key environmental values and integrates a combination of green infrastructure, ecological restoration and urban design.
Direction 3.2 Waterways and riparian areas Water management supports the health of waterways, wetlands, and coastal environments.	3.2.1 Support a coordinated approach to planning across the Tweed Valley catchment and coastal estuaries, to maintain and enhance water quality and ecological functions. 3.2.2 Ensure urban development and construction activities avoid adverse impacts on the natural hydrological function, water quality and water quantity of waterways, wetlands, aquifers, estuaries and coastal waters. 3.2.3 Development protects the role and function of the floodplain for providing essential ecosystem services to the broader catchment. 3.2.4 Continue to advance the Tweed Coastal Management Plan to provide direction on the management of coastal hazards and the establishment of a long-term strategy for the coordinated management of the coastal zone.
Direction 3.3 Landscape values Development protects the substantial landscape values, green belt and the distinct scenic amenity of coastal and hinterland areas of the Tweed in line with the Tweed Scenic Landscape Protection Policy.	3.3.1 Ensure the design, siting and management of development protects and responds to landscape values and significant natural features, including distinct caldera features and coastal formation as identified in the Tweed Scenic Landscape Protection Policy. 3.3.2 Development protects key landscape features, view corridors, priority view locations and scenic areas in line with the outcomes sought by the <i>Tweed Scenic Landscape Protection Policy</i>
Direction 3.4 Aboriginal cultural heritage Embed a Country-centred approach to growth planning to protect and enhance Tweed’s natural environments and cultural landscapes	3.3.1 Embed a Country-centred approach in strategic planning by applying the NSW Connecting with Country Framework to all growth investigations, structure plans and rezoning to guide development away from high-value natural and cultural landscapes. 3.3.2 Protect and maintain connected landscapes and ecosystems by prioritising the avoidance of urban growth in culturally and ecologically sensitive areas, including waterways, floodplains, ridge lines and biodiversity corridors. 3.3.3 Require growth to support the long-term health of Country by integrating Aboriginal land and water management knowledge into planning controls, hazard resilience measures and post-development stewardship arrangements.

Growth management outcome 4

Distinct communities and valued lifestyles

The region's diverse offer is our strength – there's something for everyone and it's important that future growth does not undermine our distinct character and identity. Growth management outcome 4 seeks to protect and enhance local character and strengthen the connection between people and landscape.

The Tweed is made up of many distinct communities, each shaped by its landscape setting, history, culture and built form. Coastal villages, rural towns and hinterland settlements all have their own distinct identity, yet remain connected through shared infrastructure, services and strong community values. One of Tweed's key defining characteristics is that our settlement areas are not continuous but are separated natural areas, National Parks and rural landscapes which when combined form a connected network of 'green belts'. Retaining and strengthening this network of green belts supports the individuality of each town and village and also reinforces the overall landscape character of the Tweed.

Protecting and enhancing local character is an important part of managing growth. Each community expresses its identity differently – in its streetscapes, heritage places, Aboriginal cultural connections, settlement patterns and relationship with the surrounding landscape. Growth and development must respond to these elements, ensuring new buildings and neighbourhoods complement unique local qualities rather than erode them. Good design outcomes that reflect the Tweed's subtropical climate, respect natural landforms, environmental biodiversity and reinforce a 'distinctly Tweed design' play a vital role in enhancing the Shire's sense of place as it evolves over time.

Access to nature and the natural environment also contributes significantly to the lifestyle and character valued across the Tweed. Almost 70 per cent of the Tweed's open space is classified as a natural area, set aside for the protection and restoration of important environmental and cultural heritage values. These areas include rivers, wetlands, forests, escarpments, wildlife corridors and coastal reserves, which form the backdrop to many communities. They protect biodiversity, enhance scenic quality and create distinct visual breaks between towns and villages.

These natural areas also provide a wide range of recreation opportunities that support community well-being and attract visitors, from beaches and coastal walks to bushland reserves and hinterland lookouts. Other features like the Northern Rivers Rail Trail and farm-based tourism like paddock to plate experiences build on our natural features and add to our unique character and regional experience.

Actions supporting distinct communities and valued lifestyles are provided overleaf.



Outcome 4: Distinct communities & valued lifestyles

Directions	Actions
Direction 4.1 Local character Communities in the Tweed value and draw inspiration from their distinct setting and local identity.	4.1.1 Preserve and enhance the distinctive characteristics of centres, towns and villages as established in local outcomes through the preparation of character statements for inclusion within the Tweed Development Control Plan (TDCP). 4.1.2 Development is of a density and scale that maintains and reflects the unique identity and intended future character of established settlements identified in <i>Part 3 –Tweed’s growth management framework, Settlement Types</i>. This is achieved through: a. Protecting and enhancing local features and desired future character as identified in <i>Part 4 – Tweed growth outcomes</i>. b. Delivering density in Urban Renewal Development Focus Areas that support housing outcomes while protecting the intended future character and distinct setting of a locality. c. Maintaining the scenic landscape and rural character of rural villages. d. Ensuring development in urban and rural villages is in accordance with character statements. 4.1.3 Growth and development mitigate against impacts to landscape character, viewpoints and scenic routes as directed under Tweed’s scenic management principles of the <i>Tweed Scenic Landscape Protection Policy</i>.
Direction 4.2 Development in a green setting Development provides vegetation that enhances local character, softens the built form, reinforces towns and villages being within a landscape setting and cools the urban environment.	4.2.1 Retain and advance canopy cover in urban areas, particularly in public open space areas and streets, that contribute to the achievement of a 40% tree canopy cover by 2040, in accordance with the <i>Cool Towns: Tweed Shire Urban Forest Project</i>. 4.2.2 Protect the Tweed’s green belt by: a. Not extending existing urban areas or urban uses into the identified ‘green belt’ areas. b. Maintaining a visual and physical separation between towns and villages. c. Protecting the prevailing environmental and ecological functions of the green belt. d. Maintaining and enhancing the low-impact recreational values of the green belt including bush walking trails, beach access, nature-based activities and active transport networks

Directions	Actions
Direction 4.3 Locally responsive design Growth considers the context of the Tweed including climate impacts on the built environment, climatically responsive design and embedding cultural outcomes including recognising Country in planning outcomes and heritage into long term planning for the Shire.	4.3.1 Development Focus Areas and development in established settlements provide: a. Buildings design, urban design and development that respond to local climate and landscape, making the most of solar access, natural ventilation and designing with topography while retaining and integrating significant vegetation and natural features. b. Development that reflects and strengthens local culture, heritage and community identity, including recognition of Aboriginal connections, historic elements and distinctive local character. c. Flexible and resilient urban environments that can adapt to changing community needs, population growth and environmental conditions over time. d. Well-connected, accessible neighbourhoods and public spaces that encourage walking, cycling, recreation and social interaction, supporting a healthy and inclusive community. e. Development that strengthens the unique character and identity of the area, with architectural and landscape design that complements the surrounding built form and natural settings, reinforcing a recognisable and valued sense of place. f. Incorporate local native planting and shade trees within streets and public green spaces to support community use, activation and a healthy built environment. 4.3.2 Growth recognises and engages with Aboriginal knowledge, culture, traditions and aspirations by ensuring development: a. Aligns with Tweed’s <i>Aboriginal Cultural Heritage Management Plan (ACHMP)</i> aims and objectives in providing for activity engagement on matters of Aboriginal cultural heritage, supporting the participatory framework established in the plan, aligning with policy directions directed by the ACHMP. b. Incorporates project planning for the built environment as directed under the <i>Connecting with Country Framework</i> (Government Architect of NSW) to support a Country-centred approach which create better places, integrates with the broader landscape, and create welcoming and accessible places. 4.3.3 Continue to facilitate design excellence processes across all identified key sites, while embedding best-practice design principles, such as those outlined in the NSW Government’s Better Placed framework, across all key sites and major development sites. 4.3.4 Development responds to Tweed’s historic heritage, ensuring protection and conservation of heritage items and areas and mitigation of any potential negative impacts on their heritage significance.

Directions	Actions
Direction 4.4 Lifestyle and amenity Development celebrates and responds to the amenity and character of the Tweed and positive lifestyle factors which support liveability values.	4.4.1 New development delivers open space requirements in accordance with the <i>Tweed Open Space Strategy and Implementation Plan 2019-2029</i>, to support a diverse and inclusive network of quality open spaces across Tweed, whilst protecting the rich natural and cultural heritage. 4.4.2 Development design demonstrates accessibility and connection to the Council’s open space network including parks, natural areas, sports fields, trails and pathways, civic spaces and streetscape, while protecting the values of natural areas, beaches and water ways. 4.4.3 Expansion of Council’s active transport network to connect Development Focus Areas to key employment, recreation, open space and environmental areas as well as key community facilities and services such as the Tweed Valley Hospital. 4.4.4 Development contributes to a well-planned, inclusive network of community and cultural facilities that align with <i>Tweed Shire Community Facilities Plan 2019-2036</i> and respond to catchment service planning needs. These facilities complement existing services, are appropriately scaled and located, delivered in a sequenced and timely manner aligned to growth patterns. 4.4.5 Public access and use of foreshore areas is maintained and improved to protect sensitive environments while maintaining fair and equitable access by the community. Existing beach access points are protected where possible and new points are only provided where consistent with environmental values and a genuine public need and community benefit.

Growth management outcome 5

Prosperous and productive places

Employment patterns and economic activity across the Tweed are changing in response to population growth, an ageing community, evolving industries and strong cross border connections with South East Queensland.

Demand for jobs is increasingly concentrated in health, education, construction and service based industries, reflecting both demographic change and major public and private investment in regional health and community infrastructure. At the same time, emerging opportunities are linked to knowledge based, creative and technology enabled sectors, which are influenced by education levels, digital connectivity and changing work practices.

These trends are shaping where employment is located, the type and scale of land required, and how centres and employment areas need to function over time. They also highlight the role of activity centres and specialised employment areas in supporting local jobs, balancing housing growth and reducing reliance on long distance commuting. Understanding these shifts is essential to ensuring there is enough suitably located and serviced employment land, responding to capacity constraints, and supporting a diverse, resilient local economy that continues to underpin the Tweed’s liveability as the Shire grows.

Tweed’s demand for additional employment land is forecast to grow by an average of 1.5% each year to 2041. Over the 2021 to 2041 period, employment within Tweed Shire will increase by 12,228 workers to reach 48,181 workers by 2041. Employment growth will largely be concentrated in central Tweed, Kingscliff and Murwillumbah driven by the health care and social assistance industry, construction, tourism, education and retail trade.

Employment land growth demand

The following information summarises key findings from the Tweed Shire Housing Needs Assessment and Tweed Shire Employment Lands Strategy prepared by Bull & Bear

Retail

- Retail expenditure in Tweed Shire will grow strongly over the next 20 years, particularly in Cobaki – Terranora which is expected to grow exponentially in population over this period.
- Central Tweed requires approximately 20,000m² of additional floor space by 2041, noting that around 8,0000m2 is currently vacant and can therefore support short-medium term needs.
- The area extending from Kingscliff to Pottsville is likely to need an additional full-line supermarket to cater for growth at Kings Forest.
- Small increases in demand will occur in Pottsville by 2041, requiring additional floorspace.
- Murwillumbah will continue its inland service role for surrounding areas and will require additional retail floorspace by 2041, including an additional supermarket between 2036-2041.

Commercial office

- By 2041, there will be an under supply of commercial office space in the following locations:
 - Tweed South Coast:+ 4,095sqm
 - Tweed Mid Coast: +10,910sqm (including medical specialist and allied health at Kingscliff)
 - Central Tweed: +13,523sqm (concentrated in the existing E2 Commercial Centre zone)
 - Cobaki – Terranora: + 2,116sqm

Industrial

- Over the next 20 years to 2041, there projected demand for an additional 34.2 hectares of industrial allotments within Tweed Shire. However, a review of remaining vacant zoned industrial land indicates very few opportunities to accommodate industrial growth on unconstrained sites.
- Additionally, an estimated 128.2 hectares of existing industrial activity is accommodated on fully constrained sites, which is considered a suboptimal outcome, but potentially indicative of few opportunities to relocate to more suitable alternatives.
- As such an additional 125-150 hectares of land will be required to accommodate both new demand and the relocation of businesses from constrained or flood-affected sites.

Employment

Community feedback in the preparation of the GMHES identified the importance of ensuring employment opportunities and new employment areas keeps pace with population growth and ensures more jobs are provided locally. Feedback from stakeholders also identified that there was a shortfall of employment land within the Shire. Subsequent analysis from the Employment Land Strategy prepared by Bull and Bear Economics (2023) identified that the shortfall was nuanced to specific local areas and markets, but acknowledged that the growing population would require additional employment land progressively over the next 15 years.

To respond to the dynamic employment environment and ensure the region has a strong supply of employment land, the GMHES establishes the following:

1	An Activity centre hierarchy that identifies and protects a network of centres across the Shire, aligned with the scale, role and character of each centre, and distributed to meet the needs of individual communities.
2	Consolidating employment growth through existing zoned (and underutilised) land and minor incremental growth adjoining existing centre zones in smaller towns and villages as required.
3	Reinforcing the Tweed City Centre and Tweed South as major employment areas through a continued focus on delivering outcomes sought through the LEP and DCP, new master planning processes and supporting the development of underutilised land and disused sites (like the former Tweed Hospital land).
4	Identifying new activity centres in larger Development Focus Areas (Planned Greenfield Areas) at Cobaki, Kings Forest, Bilambil and Terranora and collaborating with developers to review their capacity for employment generating land uses (particularly in Cobaki and Kings Forest) to meet projected demand.
5	Identifying and protecting new major employment areas at Wardrop Valley, Border Park, Kingscliff Business and Innovation Precinct and Pottsville West. These areas provide a large amount of long-term industrial and mixed employment land that creates new employment hubs throughout the Shire.

The GMHES identifies land with the potential to provide a sufficient long-term supply of employment uses beyond 2041. This capacity has the potential to support more than 10,900 jobs and responds to projected long-term demand across retail, commercial and industrial lands. However, some key employment areas are not currently within Council’s Capital Works Program or require further resolution of infrastructure planning and delivery.

The ability of identified DFAs to accommodate development in the medium-term will require greater commitment, coordinated planning, infrastructure investment and collaboration between Council and the development industry. In the short to medium-term, facilitating additional employment-generating uses within existing planned greenfield areas would help create a better balance between housing supply, local economic growth and employment opportunities needed to support those emerging settlements.

Actions supporting distinct prosperous and productive places are provided overleaf.

Outcome 5: Prosperous and productive places

Directions	Actions
Direction 5.1 Activity centres Activity centres provide a concentration of commercial and retail offerings, supported by mixed urban outcomes to provide focal points for the community. Opportunities are provided across the network of Tweed, aligning with growth demands to service the economic and social needs across the Shire.	5.1.1 Part 3 – Tweed’s growth framework – Growth Pathways and Part 4 – Tweed growth outcomes, Local growth outcomes provide the strategic framework that informs how development is expected to occur across the Tweed. 5.1.2 Centre activities are of a scale and nature that is consistent with the activity centres hierarchy identified in <i>Part 3 – Tweed’s growth management framework, Tweed’s activity centre and employment network</i>. 5.1.3 Tweed Heads and Tweed Heads South continue to function as the primary economic and administrative hubs of the Tweed, in line with the <i>Tweed Regional City Action Plan 2036</i>. 5.1.4 Murwillumbah remains the key inland service centre supporting the surrounding rural communities, providing cultural, civic, agricultural and industrial services. 5.1.5 Kingscliff remains a medium-rise mixed use centre that services the Tweed Coast sub-region with a diverse mix of higher-order retail, commercial, entertainment, community, and civic uses. 5.1.6 Centre development ensures that: a. Local character of towns and villages is protected and the centre hierarchy is not undermined; b. Incremental expansion of existing centres supports the ongoing viability of the individual centres and caters for changing demands; c. New centre activities are not located outside a designated centre or employment zone, unless specifically identified or ancillary to a location dependent use (such as a farm store associated with on-site manufacturing); and d. The role and function of emerging centres are not compromised or eroded through future master planning processes and approvals. 5.1.7 Plan for centre improvements that enhance the public realm and deliver high-quality urban form that aligns with the established and intended future character of an area. This includes: a. Improvements to pedestrian paths and all-abilities accessibility are provided within and connecting the centre; b. Streetscaping and embellishments that reinforce the primacy of the centre and its role in the local community; and c. Landscaping and planting of canopy trees in the public realm, softens the built form and creates a sense of place. 5.1.8 Continue to provide mixed use outcomes in centres, with less active and residential uses being located above ground level. In district and neighbourhood activity centres, shop top housing and apartments are provided above ground level to provide housing diversity and are to be at a scale consistent with the existing and future intended character of the centre and surrounding area.

Directions	Actions
Direction 5.2 Employment lands Provide adequate employment land to maintain a consistent supply that supports the needs of the Tweed economy, and aligns to projected demands in line with the centres network.	5.2.1 Plan for and deliver sufficient supply of employment land in accordance with projected demands across retail, commercial and industrial lands. This includes: a. Retail: Accommodate short to medium term growth in existing centre zoned land and emerging centres in Development Focus Areas. b. Commercial development: Address under supply across the Shire with a specific focus on Tweed Heads and Tweed Heads South through existing centre zoned land, redevelopment of the Tweed Mall and former Tweed Hospital site and in emerging centres. c. Health and Knowledge: The Tweed Valley Hospital in Kingscliff is a key employment anchor and presents a significant opportunity to grow a health focused employment precinct. Planning should support the co location of allied health services, specialist medical practices and other complementary health related uses that benefit from proximity to the hospital. Supporting land uses such as tertiary education and training facilities, child care, short stay accommodation and limited convenience retail should be encouraged to meet the needs of workers, patients and visitors. Enabling supporting services and uses around the hospital, outside of the significant farmland areas, will support higher value employment, knowledge based industries and reinforce Kingscliff’s role within the Shire’s employment and centres hierarchy. d. Specialised employment uses: Research and development, advanced manufacturing, food production and aquaculture and the like are specifically promoted in Specialised employment areas and Development Focus Areas at Kingscliff Business and Innovation Precinct, Border Park, Pottsville West (Dunloe Park), Wardrop Valley and expanded uses at Lot 1 DP 1192506 (currently Australia Bay Lobsters). Higher impact uses are limited to key industrial locations and DFAs at Pottsville West (Dunloe Park) and Wardrop Valley. Ancillary or highly specialised commercial uses linked to advanced manufacturing are also supported in key industrial locations. e. Industrial: New industrial uses are located in existing industrial zoned land, Development Focus Areas in Wardrop Valley and Pottsville West (Dunloe Park) and smaller scale sites such as Gray St (Lot 2 DP589967). 5.2.2 Protect Development Focus Area at Pottsville West for long term development. Undertake a detailed master planning and infrastructure servicing process to identify areas suitable for employment generating uses. Much of this land is intended for population serving industries, clean industry, logistics, advanced manufacturing, food production, circular economy and other industrial uses that align with the Tweed’s character and core values.

Directions	Actions
	5.2.3 Early release of land in the Development Focus Area at Pottsville West will only be contemplated where: a. There is an overriding need and community benefit; b. Supply of other employment land is not keeping pace with demand; c. A suitable infrastructure solution, particularly for water and wastewater, can be developed, noting that Council has no planned upgrades or new infrastructure proposed in the area. 5.2.4 Protect Development Focus Areas at Wardrop Valley for medium to long term industrial development. Also ensure these areas provide sufficient space to accommodate the relocation of industry activities from flood affected land in Murwillumbah South. 5.2.5 Industrial development is located on suitable land that is: a. Directly accessible to major road networks. b. Appropriately separated or buffered from existing and future residential uses. c. Prioritised on relatively flat land to avoid significant cut and fill to accommodate large building footprints. d. Not developed on ridge lines or other visually prominent locations from key public view points.
Direction 5.3 Rural production Important Farmland is protected for its economic and scenic values and its contribution towards the established character of the Tweed Shire.	5.3.1 Continue to progressively implement the actions and strategies within the Tweed Rural Land Strategy. 5.3.2 Important Farmland is protected from incompatible land use and fragmentation. 5.3.3 The primacy of the Cudgen Plateau as the Tweed’s key rural production area is protected by ensuring only rural industries occur in the area and preventing incompatible land uses that have the potential to limit rural productivity. 5.3.4 Development supports diversification and value-adding uses on rural land by providing for agricultural innovations, ancillary services/retail activities and small-scale tourism activities where: a. Ancillary uses do not take away from the primary rural and productive use of the land. b. Ancillary, small scale retail activities do not introduce significant non-rural visitation and are not located on land subject to high-risk flooding, bushfire or landslide. c. Supporting ancillary uses are location dependent, associated with the rural use of the land and do not impact on the rural productivity and capability of the site. d. Small scale on-site accommodation activities do not fragment Important Farmland or put visitors at increased risk due to natural hazards. e. Uses are designed to blend into the rural surroundings and do not facilitate built form outcomes that are not reflective of the rural character and impact the amenity of the surrounding areas.

Directions	Actions
Direction 5.4 Tourism Tourism continues to be a key economic driver for the Tweed and development opportunities occur in line with the existing and intended future character of individual towns and villages.	5.4.1 Development protects the ongoing role of the Tweed as a premier sustainable tourism destination in Northern New South Wales. 5.4.2 Tourist accommodation is directed to key towns and villages and is developed at a scale and intensity consistent with the existing and future intended character of the area. 5.4.3 Development does not undermine or impact the underlying values of the land, particularly where located in a non-urban area or a location with significant environmental values. 5.4.4 The Northern Rivers Rail Trail is protected from incompatible development and opportunities to enhance the visitor experience both at Murwillumbah and at rural villages along the trail are supported where consistent with local character. 5.4.5 Additional opportunities for agritourism, farm gate premises and farm gate experiences within rural zoned areas through amendments to the local planning framework that embed criteria and guidelines which seek to maintain the agricultural production primacy, ‘right to farm’ and rural character and amenity.

Growth management outcome 6

Resilient places and communities

Flooding, bush fire and coastal hazards such as erosion and inundation are common and well known to residents across the Tweed. Natural hazard risks affect residents, property owners, businesses and our natural environment in different ways, and different communities have differing tolerances to living with the risks they face.

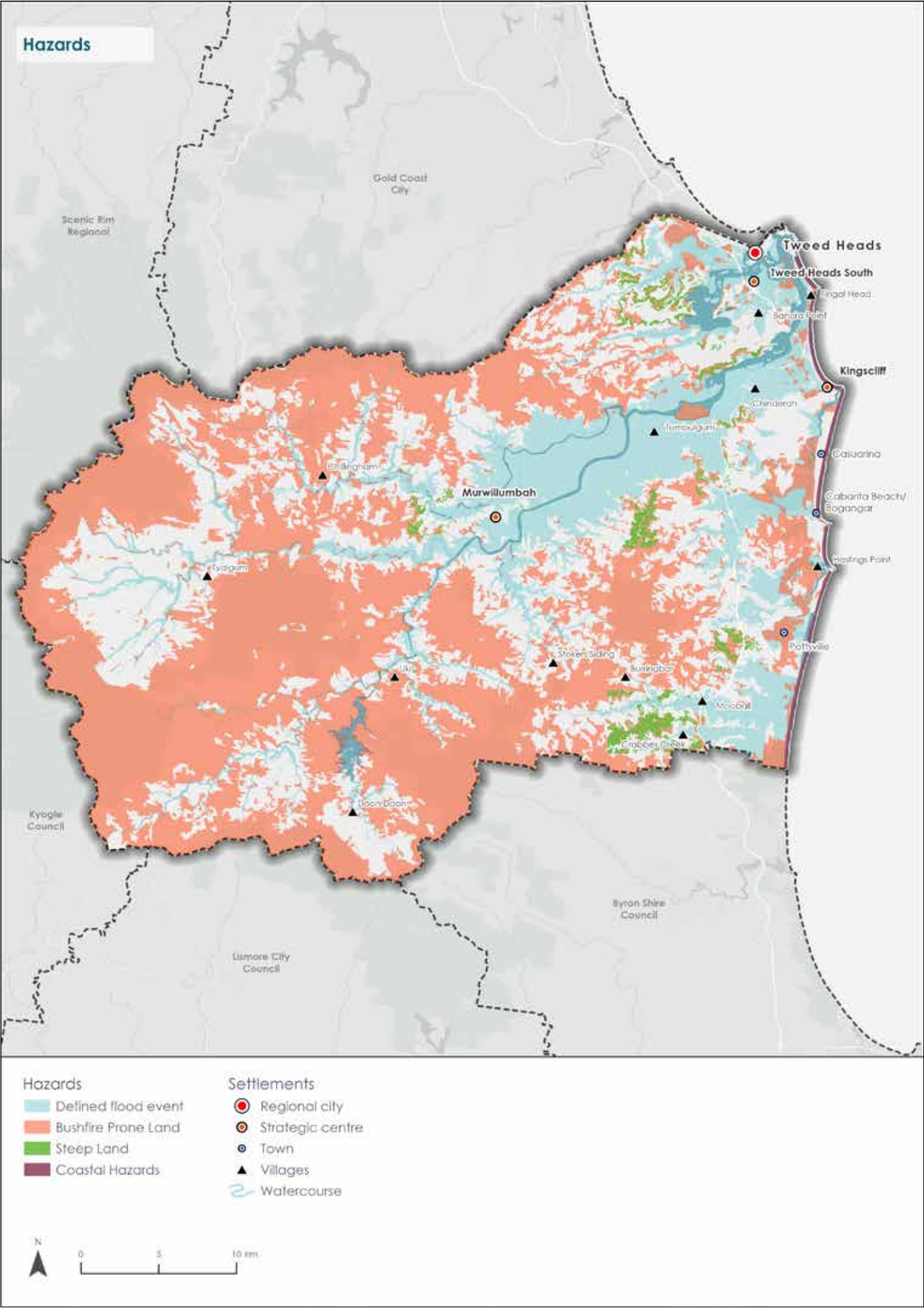
Not only is the prospect of property damage very real in some parts of the region, so is the need to be vigilant and evacuate when a flood or bush fire threatens. Businesses and community services also need to be prepared for disruption or direct impact on their operations when an event occurs.

Council and our community have a long track record of capably managing its responsibilities to avoid natural hazard risk where possible and mitigate or reduce risk where needed. Innovative programs like Council's Voluntary Home Purchase Scheme have been in place for multiple years, while Council maintains very robust flood risk and coastal management programs across its infrastructure, asset management, community awareness and emergency management responsibilities. Council's planning policies and regulations also responsibly consider natural hazard risk, including the projected impacts of climate change, supported natural hazard planning frameworks at the State-level.

The growth directions and the Development Focus Areas contained within this GMHES have all been identified and considered against the checklist principles provided in the NSW Government's Handbook for the Strategic Guide to Planning for Natural Hazards.

The planned greenfield and long term future growth Development Focus Areas apply a policy of avoidance of natural hazard risk areas to the extent possible, while urban renewal areas have been considered for their ability for development to limit encroachment into high risk areas and address and mitigate the remaining natural hazard risks in accordance with local and state level planning framework requirements.





Climate change projections for the Tweed

Based on the current rate and future projections for global greenhouse gas emissions and regional climate projection ¹

	Today	2030	2040	2050	2060	2070	2080	2090	2100
Severe Fire Weather	6.3 Days		+0.1 Days			+0.3 Days			
Heatwave (Continuous run of days over 30°C)	6 Days	9 Days		13 Days					28 Days
Days over 30°C	30 Days	52 Days		74 Days					134 Days
Night Time Min. Temp (Greater than 25 °C)	0.43 Days	1 Days		4 Days		12 Days		24 Days	
Rainfall (Annual Average)	1510mm		+1.6%mm				+8.2%mm		
Less rain in summer & winter and more in autumn and spring. Very wet days will increase.									
Sea Level Rise (Increase since 1993)	0.1m	0.15m		0.31m					0.94m

Source: 2023 Climate Change Risk Assessment

In 2019 Tweed Council declared a Climate Emergency. Council is committed to climate mitigation and adaptation action. Our lived experience of natural hazard events will change over time through climate change. Changes in the urban environment over time that residents can expect to see throughout the region include:

- Increased public infrastructure damage to assets such as roads, bridges, parks, beaches, natural bushland area and recreation facilities from flooding or coastal inundation events.
- More frequent localised flooding events, as more intense rainfall impacts the ability of water to drain away.
- Temporary or permanent flooding of coastal and low-lying areas caused by high tides, stormwater backing up, or severe weather events (such as East Coast Lows), which can lead to water pooling or inundation. Increased bush fires, particularly around the towns and villages in the hinterland and coastal communities.
- More periodic isolation of communities as events damage roads and movement routes.
- Impacts to business premises and disruption to supply chains, which can impact the availability of stock or the ability to head to work.
- Increasing insurance premiums.

The Disaster Adaptation Plan (DAP) process being led by the NSW Reconstruction Authority provides an opportunity for Council and the community to position for the resources required to advance the region's long-term disaster and climate resilience. Preparation of the DAP is currently ongoing, with alignment between settlement scale planning under the GMHES and the DAP required.

Policies supporting resilient places and communities are provided overleaf.

Outcome 6: Resilient places and communities

Directions	Actions
Direction 6.1 Risk-based planning for sustainable growth Communities in Tweed orient away from areas of high natural hazard risk, and utilise cost-effective mitigation if required to ensure risks to future development are tolerable to Council and community.	6.1.1 New greenfield and Potential Future Growth Areas avoid the risks first, and employ mitigation measures only where that mitigation is feasible and appropriate for the environmental and community context. 6.1.2 In alignment with the intended function of land use planning tools under the State Disaster Mitigation Plan (SDMP) to reduce exposure to disaster risk, infill development occurs where: a. Development can achieve a level of natural hazard risk as identified through the tolerable risk framework to be developed under the SDMP. b. Coordinated mitigation or adaptation solutions to address the current and future natural hazard risk can be feasibly delivered. 6.1.3 Planning of new greenfield, future growth and infill development areas must consider up to date natural hazard information to identify: a. land to be avoided for future urban development due to natural hazard risk; and b. where certain land uses are to be avoided based on the identified risks, such as vulnerable or sensitive uses; c. where risk can either be mitigated using combined land use planning and mitigation responses; or d. where the risk is considered tolerable to be addressed through built form design controls. 6.1.4 Development maintains or enhances the protective functions of landforms, vegetation and ecological processes in the management of natural hazard risk, and does not adversely impact or worsen natural hazard behaviour. 6.1.5 Across the Tweed Valley catchment, new growth accounts for the latest up to date land use planning directions and requirements set: a. for coastal hazard risk and tidal inundation – via Council’s Coastal and Estuarine Management Program; b. for flood risk – through Council’s flood risk management activities, such as its Flood Risk Management Plans; c. for bush fire – under potential future changes to the NSW bush fire framework, such as the draft Bush Fire Prone Land Package.
Direction 6.2 Planning for disaster resilient communities Communities in Tweed have the place-based infrastructure and urban form to be self-reliant and resilient, now and in the future.	6.2.1 Development outcomes align with the strategic directions of the Northern Rivers Disaster Adaptation Plan, once adopted, to support settlement scale risk reduction and potential adaptation measures. 6.2.2 Development is oriented to locations that can support self-evacuation needs from multiple hazards, provide for risk-appropriate shelter in place, and facilitate effective emergency management support before, during, and following events.

Directions	Actions
Direction 6.3 Climate Change Communities in Tweed have the capability to adapt to the changing nature of natural hazard risk over time, and to address emerging challenges such as heat hazard.	6.3.1 Reduce greenhouse gas emissions by promoting urban development patterns that minimise travel demand, shorten trip distances, and prioritise active and public transport. 6.3.2 New developments shall advance the objectives of the Tweed Cool Towns Urban Forest Program through the provision of shade and other cooling infrastructure in public areas including streets and car parks and through compliance with landscape requirements. 6.3.3 Encourage sustainable and climate responsive built form and urban design in all new development, including: a. Maximising pervious surfaces and planting cover. b. Adopting cool roofs, water sensitive landscape design, native plantings and urban food production. c. Adoption of renewable energy options, including solar, battery storage, and micro-grids. d. Waste to landfill minimisation and recycling maximisation across the construction and operation cycle. 6.3.4 Through Council’s ongoing flood risk management program, investigate the feasibility of extending Council’s application of Climate Change Defined Flood Levels (DFLs) to development other than ‘greenfield subdivision’ through amendments to DCP A3 – Development of Flood Liable Land. 6.3.5 As Council’s Coastal Management Program progresses, examine how technical outputs from the Program, such as the Stage 2 Coastal Hazard Assessment (January 2025), can inform future updates to the LEP and DCP in accordance with the Local Planning Directions under section 9.1(2) of the Environmental Planning and Assessment Act 1979.
Direction 6.4 Mitigation and Adaptation Investment The region is well placed to advocate for its mitigation infrastructure needs to support resilient growth and insurability now and into the future.	6.4.1 Work with the NSW Reconstruction Authority to include mitigation works and other infrastructure requirements into the Northern Rivers DAP that mitigate flooding and coastal hazard risk to key growth locations, including Tweed Heads, Tweed Heads South and Kingscliff, to promote safe growth, minimise social and economic disruption, and enhance business confidence. 6.4.2 Advocate for the preparation of finer scale or local disaster adaptation master planning as a funded action in the Northern Rivers DAP for key growth locations to better inform and refine infill growth opportunities and mitigation infrastructure needs over time.

Local growth outcomes

Local Growth Outcomes provide a more specific, place-based approach to managing growth across the Tweed's towns and villages. They build on the Tweed growth outcomes, ensuring growth is appropriately located, reflects local character, and supports consistent, Shire-wide directions. Local growth management outcomes will support each of our diverse communities to thrive in their own way. Each community is distinct and contributes differently to managing growth across the Shire.

This section utilises the shire-wide regional growth outcomes to provide more locally relevant and detailed direction. “Local Growth management outcomes will support each of our diverse communities to thrive in their own way.

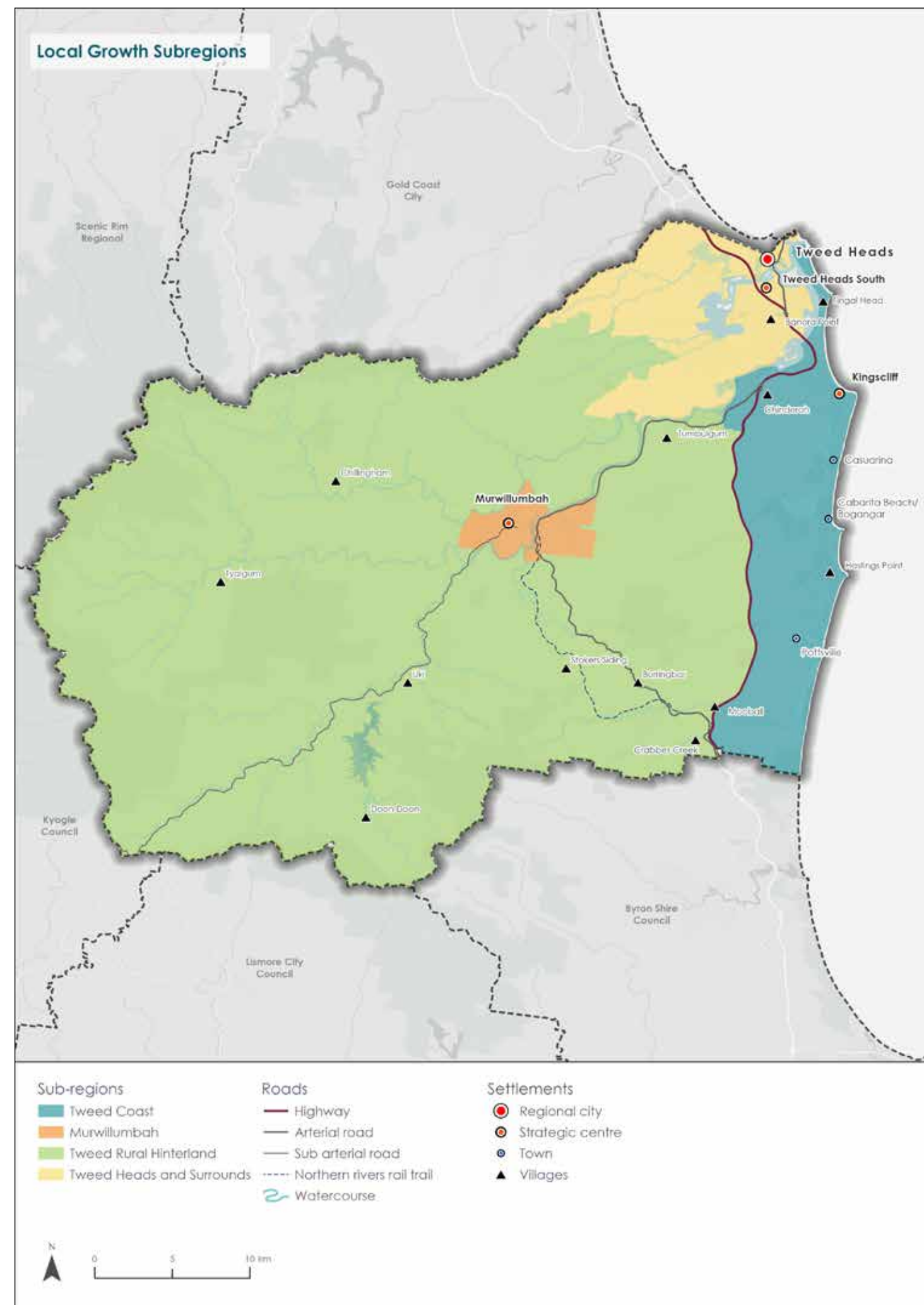
The GMHES divides the Shire into 4 sub-regions:

- Sub-region 01 - Tweed Heads and Surrounds
- Sub-region 02 - Tweed Coast
- Sub-region 03 - Murwillumbah
- Sub-region 04 - Tweed Rural Hinterlands

A desired future character statement is provided for each locality with Local growth outcomes for individual DFAs that fall within each village, town or urban centre along with particular outcomes for Development Focus Areas and necessary infrastructure outcomes to support the level of growth anticipated in each area. They seek to:

- Identify unique growth and housing opportunities specific to a particular location;
- Build on the regional-outcomes with more localised responses;
- Seek to resolve or balance matters at a local level;
- Identify priorities and guidance for implementation actions;
- Set priorities for Council's future planning program;
- Identify core infrastructure requirements, growth limitations and priorities to support future growth.

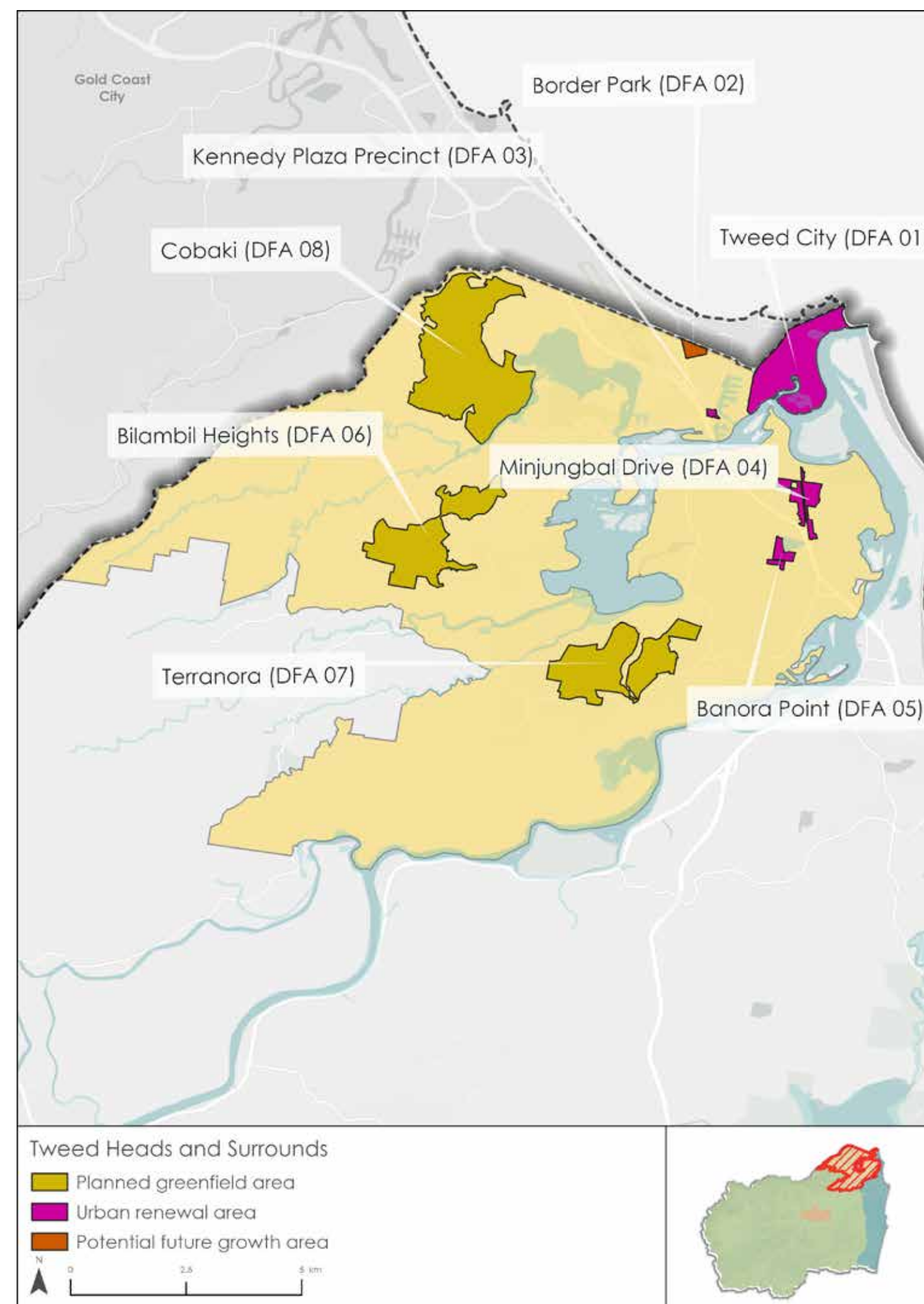
The level of potential change for existing urban areas considers both existing development rights and outcomes sought under the GMHES. Changes directed through Development Focus Areas, a key growth management tool under the GMHES, are also listed.



Sub-region 1: Tweed Heads and surrounds

The subregion's growth pattern is shaped by its location – bordering the major city of the Gold Coast to the north, the Tweed River in the south and emerging communities in the west. These factors guide how the sub-region will grow, recognising opportunities to better connect with our Gold Coast neighbour, the need to plan for flooding and coastal risks, and the opportunity to deliver significant new housing supply and choice in the Development Focus Areas. Growth patterns in this sub-region will occur as follows:

- The sub-region is anticipated to accommodate the largest amount of growth in the region. **Cobaki, Terranora and Bilambil Heights are key expansion areas supported by several existing approvals and zoned land.** These areas will provide a pipeline of new homes and employment that extends beyond the life of this GMHES.
- Tweed City Centre will accommodate approximately 5,000 new dwellings and 2,000 new jobs over the long term. These will be accommodated in high density development with the greatest height in the Tweed. Consideration of densities and building height requires further planning to ensure the protection of key features of this area.
- Cobaki has an existing concept approval which includes** a mix of lot sizes and low-rise housing types at an estimated lot yield of **approximately 4,575 new dwellings** and 1,500 jobs in a planned town centre. Planning remains ongoing in the area to ensure the mix, type and location of dwellings is appropriate.
- Terranora and Bilambil Heights** will provide low-rise development outcomes with a range of housing types. These areas **collectively provide for a potential supply of 4,790 dwellings** and new employment opportunities in small scale centres.
- Tweed Heads South will continue to provide for commercial, retail and large format retail uses while also providing for additional commercial and residential development in medium-rise buildings that transition down to low-rise where adjoining lower density areas. Growth will be focused along Minjungbal Drive and could provide for approximately 500 new dwellings and 500 new jobs over time.
- Demand analysis indicates a shortfall in retail employment land needs and an additional full-line supermarket required in 2036–2041. The planned new Town Centre in Cobaki will accommodate these changing needs, driven by significant local population growth.
- The subregion will also have the most pressing demand for commercial office floorspace, with limited existing supply. This will be concentrated within the existing Tweed City Centre and potentially along Minjungbal Drive to reinforce the centres hierarchy. Some space will also be provided in Cobaki where in line with the Activity Centres Hierarchy.
- Growth in Fingal Head will be limited to small-scale changes to the existing R2 – Low Density Residential zone. No additional growth beyond the existing zoning pattern is supported to maintain its distinct local character.



Tweed Heads

Desired future character

Tweed Heads City Centre will be protected and reinforced as the Tweed Shire’s sole Regional City, supporting the highest densities and tallest residential development, the most significant short term visitor accommodation, and the greatest concentration and diversity of civic, commercial, retail, entertainment and community use. The Tweed Heads area will accommodate growth and change in a planned and coordinated manner. Opportunities for development uplift will be investigated within the proximity of the Tweed Heads City Centre Core Precinct with capacity enabled through the Local Environmental Plan and Development Control Plan.

Outside the Tweed Heads City Centre and identified Development Focus Areas, established residential neighbourhoods will retain their predominantly low density character and scale, ensuring development responds sensitively to the valued local character and amenity.

The Tweed River, Duranbah Beach and Terranora Creek will be protected in perpetuity for their critical ecological and scenic landscape functions, to ensure habitat connectivity, environmental values, and to enhance their role in providing a defining green and blue backdrop to the city centre. Public access to the Tweed River, Terranora Creek and foreshore areas will be retained and enhanced, supporting recreation, connectivity and community engagement with these natural assets.

The visual amenity and scenic qualities of the coastal area, including views to and from Razorback Ridge, will be safeguarded to maintain the distinctive landscape setting of Tweed Heads. Planning and development outcomes will be coordinated with the City of Gold Coast to strengthen integration between Coolangatta, Tweed Heads and the Gold Coast Airport, while ensuring that new development does not compromise the safe operation and ongoing functioning of the airport.

Development Focus Area Strategies

Within Tweed Heads, growth will primarily occur through three (3) Development Focus Areas at **Tweed City** Urban Renewal (not proximity to employment), **Border Park** (Potential Future Growth Areas), and **Kennedy Plaza Precinct** (Proximity to Employment Centres).

DFA 1	Tweed City - Urban Renew Area
1. Support the development of high and medium density residential accommodation in the City Centre, including a variety of housing options and dwelling sizes. The highest concentration of density is to occur along transport corridors. 2. Support the tourist and visitor accommodation in close proximity to key services, transport, entertainment and recreation spaces to strengthen our tourism industry. 3. Ensure development provides affordable housing in line with the <i>Tweed Affordable Housing Strategy</i>. 4. Support the delivery of key outcomes identified in the <i>Tweed Regional City Action Plan 2036</i>, including: a. Planning for increased density along transport corridors and activity nodes. b. Identification, protection and enhancement of the city’s green corridors. c. The restoration of degraded habitats and creation of new habitats along the Tweed River, Terranora Creek and foreshore areas to increase regional connectivity and assist with threatened species recovery.	



- d. Work with Transport for New South Wales, Queensland Transport and City of Gold Coast to investigate improved private and public transport connectivity between major centres, the Gold Coast Airport, Tweed Valley Hospital, Coolangatta/the broader Gold Coast Area and other key towns and villages in the Tweed.
- 5. Review the Tweed City Centre LEP 2012 and Tweed Centre Development Control Plan 2012 with a focus on building height controls and related development standards, to confirm that intended land use and built form outcomes are being delivered and to identify opportunities for uplift where appropriate, having regard to:
 - a. Strengthen integration and transition with adjoining development in Coolangatta, particularly along Boundary Street and Thomson/Dixon Streets.
 - b. Account for uplift opportunities available through the infill affordable housing provisions of the Housing SEPP.
 - c. Coordinate building heights with a review of the Gold Coast Airport Obstacle Limitation Surface (OLS) requirements to ensure alignment with contemporary requirements.
 - d. Maintain transitions in building heights across the Development Focus Area by maximising opportunities at the Gold Coast border and around Wharf and Boundary Street and other key sites, while providing appropriate transitions down to lower density residential areas and river frontage areas adjoining the city centre.
 - e. Ensure fair and equitable access to water views and views across the Development Focus Area between Razorback Road, Duranbah Point and the Tweed River and coast.
 - f. Reinforce the role of key development sites identified through the LEP.
 - g. Review the application and interpretation of the design excellence clause (where applicable) to streamline assessment and achieve optimal design outcomes.
 - h. Analyse the alignment between building height and floor space ratio (FSR) provisions.
 - i. Review minimum lot size requirements for residential flat buildings and shop-top housing.
 - j. Review the requirement for first-floor commercial uses within the E2 and MU1 zones.
 - k. Assess density outcomes in relation to infrastructure delivery and capacity.
 - l. Review the option of introducing an R4 High Density zone (where appropriate) to ensure future development aligns with land use intent and to prevent underdevelopment of sites.
- 6. Continue to support and facilitate the redevelopment of the Tweed Mall site into a transformative mixed use precinct combining retail, commercial, entertainment, residential and tourism land uses.
- 7. Map the former Tweed Heads hospital site as a key site and review land use directions and development standards to deliver high quality mixed use development outcomes that benefit from proximity to services, public transport and employment opportunities.
- 8. Prepare a Tweed Heads City Centre Urban Design and Landscape Master Plan to identify priority urban design and public realm and landscape upgrades within the Tweed Heads City Centre Precinct. The Master Plan will guide Council's future civil works programs and establish urban design and landscape requirements for future development.
- 9. Maintain and enhance public access to the river frontage and Jack Evans Boat Harbour.
- 10. Investigate connectivity and character linkages between Tweed Heads and Coolangatta to support active frontages to streets, outdoor dining and enhanced local character.
- 11. Retention of large established trees and investigation of opportunities to deliver increased tree canopy on public and private land, including through key development sites, deep soil planting areas, new boulevards and the public realm in line with *Cool Towns: Tweed Shire Urban Forest Project*.

- 12. Undertake an updated Flood Risk Management Study to inform updated development controls for the Tweed DCPB3 Development on flood liable land in line with the recommendations from the *Tweed Regional City Action Plan 2036*.
- 13. Necessary infrastructure upgrades include the following and should be considered in the context of *Part 3 – Tweed’s growth management framework, Growth Pathways*.

Infrastructure considerations

Wastewater

Tweed City is within the catchment for the Banora Point Wastewater Treatment Plant, which has some spare capacity based on the current loading, with planned upgrades for an additional 60,000 EP, in two stages. The planning for the WWTP allows for an ultimate planned growth of 21,670 EP within Tweed Central, but is reliant upon the approvals needed to upgrade the WWTP. Significant conveyance infrastructure is also needed.

Some upgrading and duplication of local gravity reticulation and trunk mains, pump stations (particularly SPS 2004 and SPS 2033) and sewer rising mains is likely to service the area.

Water supply

Water security through the raising of the Clarrie Hall Dam wall is essential to maintain water supply for Tweed’s projected growth. Future growth will need to be carefully staged and aligned with confirmed water supply capacity to support sustainable development.

Growth within the Tweed City precinct will require the construction of larger reticulation mains to meet the significantly increased peak hour and fire fighting flow rate demands in the majority of the already constrained road reserves.

Additional demand will also create demand on upstream trunk infrastructure, trunk mains, reservoir storage and pump stations servicing this area which will need to be assessed, as well as additional reservoir storage at Walmsley Reservoir complex. Additional trunk main capacity along Kennedy Drive is required to deliver water into this zone.

Transport

Tweed Heads relies on Wharf Street and Kennedy Drive as the main sub-arterial road connection to the Pacific Motorway. Augmentation of the M1 interchanges at Kennedy Drive will be required to support medium and longer term growth in the area.

Council is working with Transport for NSW on potential options to augment the interchange to address current service shortfalls, provide additional capacity to enable infill growth, and to be compatible with future master planning for the highway by the State.

DFA 02

Border Park – Potential Future Growth Areas

1. Retain the land use intent of the Border Park site (DFA 02) in line with the E3 Productivity Support zone, including business park, knowledge, innovation and technical sectors aligned with Southern Cross University and Gold Coast Airport, supported by coordinated infrastructure and planning investigations with Gold Coast City Council to enable development sufficient to meet projected employment land needs to 2041.
2. Investigate opportunities to incorporate mapped wetland areas, buffer areas and potential flood affected areas in the C2 Environmental Conservation zone through a master planning process without impacting the underlying intent of the site to be used as a major employment area.
3. Investigate amendments to the recently proposed C2 Environmental Conservation zone in the south of the site to protect vehicular access rights through Ourimbah Road should vehicle access not be possible through Binya Avenue or directly onto the Gold Coast Highway.
4. Necessary infrastructure upgrades include the following and should be considered in the context of Part 3 – Tweed’s growth management framework, Growth Pathways.

Infrastructure considerations – Border park

Wastewater

This site will require new local gravity reticulation and trunk mains, Pump stations and rising mains to service this site. The connection point for this site will be SPS 2000 which requires a crossing of the M1.

Duplication of trunk Infrastructure will be required.

Water supply

Water security through the raising of the Clarrie Hall Dam wall is essential to maintain water supply for Tweed’s projected growth.Future growth will need to be carefully staged and aligned with confirmed water supply capacity to support sustainable development.

Specific to the Border Park site, upgrading of local reticulation mains and acquisition of land to bring supply mains into this site.

The cumulative impacts of this change on upstream trunk infrastructure, trunk mains, reservoir storage and pump stations servicing this area need to be assessed, however, additional reservoir storage at Walmsley Reservoir complex will be required along with additional trunk main capacity to deliver water into this zone.



DFA 03**Kennedy Plaza Precinct - Urban Renewal Area**

1. Investigate transitioning of land within the Kennedy Plaza precinct to R3 Medium-density Residential zone to provide additional housing diversity in a small area adjoining Kennedy Plaza. These areas represent a logical and minor extension to the city's network of existing R3 zone and can be gradually developed over time as demand and infrastructure capacity permit.
2. The range of residential uses that can occur in the Development Focus Area includes small lot detached dwellings, dual occupancies, multi dwellings and small residential flats up to 3 storey in height.
3. Provide improved pedestrian and cyclist paths from Meridian Way to Ducat Street to support improved connectivity.
4. Collaborate with Kennedy Plaza to provide a pedestrian and cyclist linkage between Meridian Way and Kennedy Plaza to improve connectivity between the Development Focus Area and the centre.
5. Retention of individual, large established trees is encouraged to support tree canopy cover requirements identified in Council's Cool Towns: Tweed Shire Urban Forest Project.
6. Development fronting Meridian Way is of a design and scale that positively contributes to the streetscape and does not negatively impact the detached dwellings immediately to the east.
7. Additional streetscaping and canopy trees are provided along Meridian Way to further enhance the streetscape.



Tweed Heads South

Desired future character

The Tweed Heads South area will accommodate growth and change in a highly controlled manner due to the flooding constraints which apply to certain areas, with development contained exclusively within identified Development Focus Areas and through limited spare capacity available under the existing Local Environmental Plan and Development Control Plan. Outside of these areas, land use patterns and development intensity will remain stable, reinforcing the intended role and function of established precincts.

The Tweed Heads South centre will continue to perform an important complementary role to the Tweed Heads City Centre, providing a diverse mix of retail, commercial, light industrial, service industry and large format retail uses that meet the needs of the local and wider community. Growth will be framed around Tweed Heads South role as a major centre with significant employment generating land uses.

Existing major sport and recreation facilities, including the golf course and sports fields, will be retained for their role in providing significant district and shire level recreational infrastructure and supporting community health, well being and participation.

Development within the Minjungbal Drive Development Focus Area will be carefully managed to ensure it complements the existing major activity centre and contributes to additional employment and residential opportunities.

Biodiversity values and ecologically significant areas, including the Tweed River, Terranora Creek, the Ukerebagh Nature Reserve and other coastal and riparian environments will be protected for their ecological functions, habitat connectivity and environmental values, with existing low impact public access retained where appropriate.

Existing cycle and pedestrian infrastructure will be protected and enhanced to support a safe, legible and connected active transport network, and strengthened public transport networks will improve connections to the Tweed Heads South and Tweed Heads centres, major recreation facilities and key open space areas across the wider locality.

Development Focus Area Strategies

within Tweed Heads South, including **Minjungbal Drive** (Urban Renewal Area), **Banora Point Precinct** (Proximity to Employment Centres).

DFA 04	Minjungbal Drive – Urban Renew Area
1. The Development Focus Area is to continue to provide for a mix of retail, commercial, light industrial, service industry, large format retail and residential uses, transitioning to a greater focus on a medium to high density mixed use environment in the medium-term. 2. Support a greater mix of retail, commercial and residential uses above ground level to provide a gateway to the Tweed City Development Focus Area through a review of the DCP and building heights along Minjungbal Drive. 3. Support increased residential density throughout the Development Focus Area through detailed precinct investigations that identify a suitable mix of dwelling types and sizes along Minjungbal Drive, on key development sites exceeding 1ha in size and in Blundell Boulevard. 4. Development in Blundell Boulevard is to provide for a range of medium-density dwelling types that transition in height from Minjungbal Drive to the adjoining lower density residential areas to the east in Falcon Way.	



- 5. Provide revitalised and active street frontages along Minjungbal Drive to encourage walkability, improve access to public transport and transition away from the vehicle centric characteristics of the Development Focus Area.’
- 6. Investigate opportunities to redevelop car sales yards and large car parking areas to create a mixed use development outcome that retains the existing uses, continues to provide car parking and provides additional retail or commercial floor space and residential flat buildings above ground level.
- 7. Work with Transport for NSW to identify and protect a multi modal public transport facility and interchange that links to Tweed City Shopping Centre and is directly accessible to Minjungbal Drive.
- 8. Support outcomes sought through Council’s Cool Towns: Tweed Shire Urban Forest Project by:
 - a. Retaining individual, large established trees;
 - b. Undertaking streetscaping to achieve planted boulevards and increased tree canopy cover along Minjungbal Drive, Blundell Boulevard and Machinery Drive;
 - c. Review on-site landscaping requirements, deep planting/soil areas and vertical landscaping outcomes on private sites.
- 9. Necessary infrastructure upgrades include the following and are to be considered in the context of Part 3 – Tweed’s growth management framework, Growth Pathways.

Infrastructure considerations - Minjungbal Drive

Wastewater

The Minjungbal Drive area is within the catchment for the Banora Point Wastewater Treatment Plant, which has some spare capacity based on the current loading and with planned upgrades in two stages. The planning for the WWTP allows for growth in this area but is reliant upon the approvals needed to upgrade the WWTP. Additional pump station, rising mains and trunk gravity system upgrades are also required.

Water supply

Water security through the raising of the Clarrie Hall Dam wall is essential to maintain water supply for Tweed’s projected growth. Future growth will need to be carefully staged and aligned with confirmed water supply capacity to support sustainable development.

Growth within the Minjungbal drive precinct can be incorporated by upsizing the planned upgrades of local reticulation and trunk mains servicing these areas as needed.

Transport

The current traffic network relies on several north-south and east-west oriented roads to service residential areas and the main commercial/industrial centre for Tweed Shire. These roads include Minjungbal Drive, Machinery Drive, Darlington Drive, Leisure Drive, Fraser Drive, Kirkwood Road and Dry Dock Road. There is an interchange with the M1 at Minjungbal / Darlington Drive, and a south-bound only connection to Kirkwood Road.

There are several key projects required in the Tweed Road Development Strategy to service future growth in this area. The most important is the western extension of Kirkwood Road to join Fraser Drive, and potential connection to the M1, either through a direct interchange or an additional service road bridge to Kennedy Drive. This is subject to ongoing planning with Transport for NSW.



DFA 05**Banora Point Precinct – Urban renew area**

1. Investigate transitioning R2 Low Density Residential land within proximity of the Banora Point Shopping Village to R3 Medium-density Residential zone to provide additional housing diversity in a small area adjoining Banora Point Shopping Village. These areas represent a logical and minor extension of the surrounding R3 zone as the area has a high level of urban amenity due to its location between St Joseph's College, Aveo Banora Point and Lake Kimberley. The area can be gradually developed over time as demand and infrastructure capacity permits.
2. Undertake a review of development standards (building height, FSR, MLS) across existing R3 zoned areas within proximity of the Banora Point Shopping Precinct to determine the opportunity for higher order residential accommodation that takes advantage of the walkable proximity to the Banora Shopping Village and proximity to Tweed City Retail Centre.
3. Continue to encourage the transition of part of the Club Banora site to enable expansion of retail offer in line with the current E1 Local Centre zoning. Investigate the opportunity to supplement any further retail expansion with medium density housing to the frontage of the Club Banora site across to existing R3 zoned lands.
4. The range of residential uses that can occur in Development Focus Area includes small lot detached dwellings, dual occupancies, multi dwellings and residential flats.
5. Provide improved pedestrian and cyclist paths from Winders Place and Kentia Crescent to Leisure Drive to support improved connectivity.
6. Retention of individual, large established trees and planting of new shade trees both on development sites and on public land is encouraged to support tree canopy cover requirements identified in Council's Cool Towns: Tweed Shire Urban Forest Project.
7. Additional streetscaping and canopy trees are provided along Leisure Drive and Winders Place to further enhance the streetscape.
8. Cross-block linkages from Liberty Place to Lake Kimberley Lakeside Walk are protected.



Bilambil Heights and Terranora

Desired future character

Bilambil Heights and Terranora will develop as the locality’s two planned greenfield communities, with growth and change contained within identified Development Focus Areas. Outside these areas, established neighbourhoods and adjoining environmental lands will retain their prevailing character, supporting orderly settlement patterns and clear transitions to surrounding waterways, reserves and the rural hinterland.

Bilambil Heights will be guided by a new Development Control Plan and Infrastructure Contributions Plan to coordinate land use, staging and infrastructure delivery. The elevated landform and remarkable views east to the Tweed Coast and north and west to the Tweed Rural Hinterland and Border Ranges will define a distinctive residential setting, delivering a mix of housing types including low density, low rise diverse housing, medium density, retirement, independent living and aged care housing will be planned for.

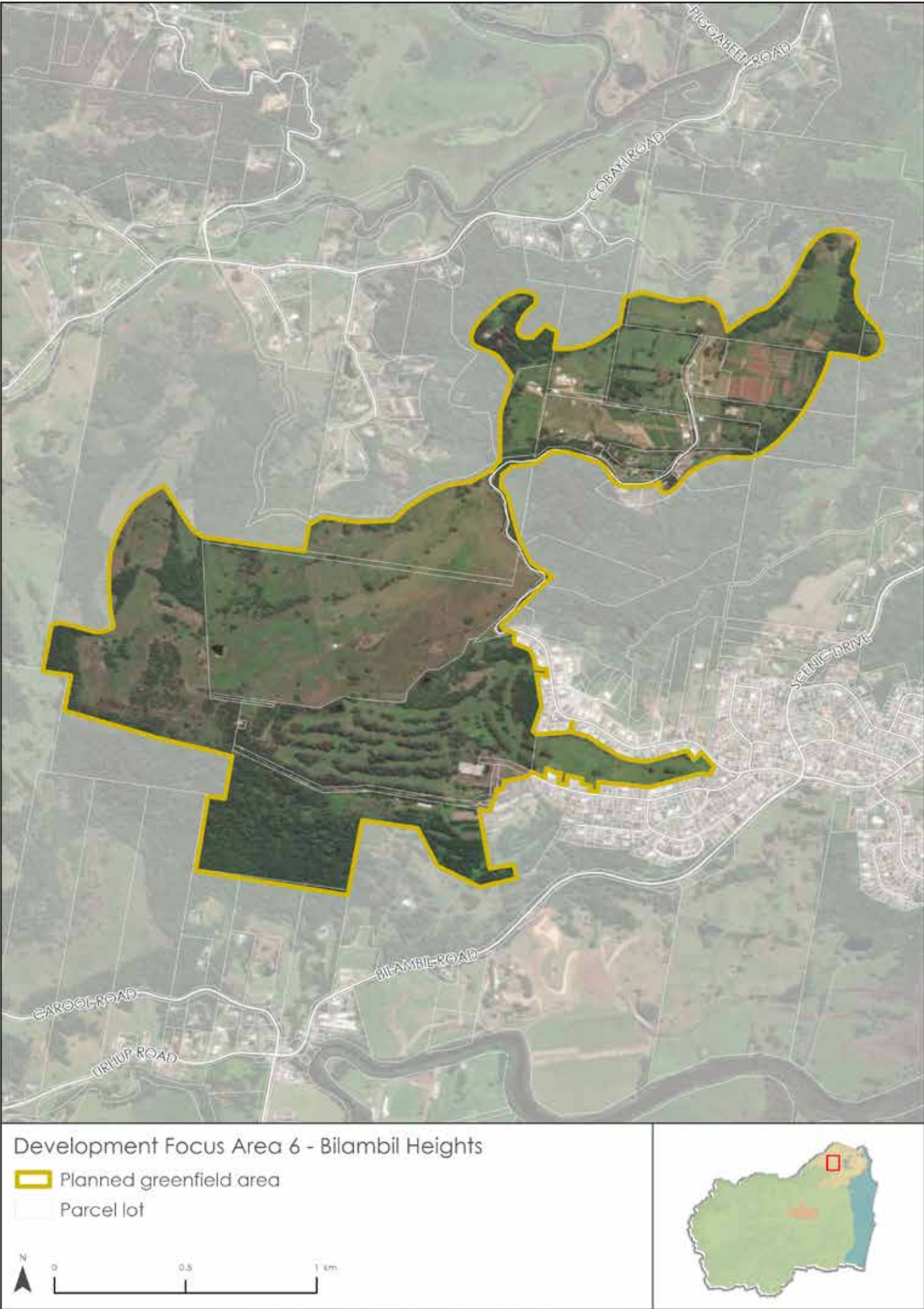
Terranora will continue to develop under the Terranora (Area E) Development Control Plan and planned infrastructure capacity providing a mix of low density and low-rise diverse housing types. An emerging neighbourhood/local retail centre will be maintained at its current planned extent, with any change considered only where it aligns with DCP outcomes and the wider centres hierarchy. Improved movement will be supported through enhanced internal connectivity, investigation of an educational precinct centred on Lindisfarne Anglican Grammar School, and the connection of the Broadway Pathway to provide additional road network capacity servicing the site and the surrounding catchment to the west.

Across both sites, neighbourhood centres and community uses will be planned to meet day-to-day needs and support complete communities recognising access and proximity to established centres in the locality, including Tweed Heads South. Development will protect key vegetation, fauna corridors and riparian buffers associated with the Tweed River, Terranora Creek, respond to steep slopes and bushfire constraints and protect and enhance walking and cycling connections to centres, schools, open space and recreation areas.

Development Focus Area Strategies

Within Tweed Heads West, Bilambil Heights and Banora, Development Focus Areas include **Bilambil Heights** and **Terranora** (Planned Greenfield Development Focus Areas) and

DFA 06	Bilambil heights - Planned Greenfield Area
1. <u>Preparation of a Council-led Development Control Plan</u> and Infrastructure Contributions Plan to be prepared across the area to ensure coordination between land use, infrastructure networks and identification of infrastructure cost recovery to provide both Council and the developer with certainty. <u>The plan is to reflect key outcomes of the State Significant Project approval and apply to development that falls within Pathway 2 as identified in Part 3 – Growth management framework, Growth Pathways.</u> 2. Support the development of low-density residential development including detached dwellings, detached dwellings (small lots), dual occupancies, multi dwellings and low-scale residential flat buildings up to 2 storeys in height. Independent living, retirement villages and aged care are also supported and are to be located predominantly in the southern part of the Development Focus Area.	



- 3. A new Neighbourhood centre is to be located in the southern portion of the development area and is to be consistent with the centre’s hierarchy identified in *Part 4: – Tweed Growth Outcomes, Regional Outcome 5: Prosperous and Productive Places*. Any new centre is not to impact on the role, function and operation of other centres in the area.
- 4. Significant vegetation, particularly large patches and vegetation that provide opportunities for corridor functions is to be identified through a DCP / master planning process and incorporated into any future development to avoid significant impact on areas of high conservation value. Appropriate buffers to areas of high conservation value are also to be incorporated into a master plan for the site. Necessary infrastructure upgrades include the following and are to be considered in the context of *Part 3 – Tweed’s growth management framework, Growth Pathways*.

Infrastructure considerations – Bilambil Heights

Wastewater

Bilambil Heights is within the catchment for the Banora Point Wastewater Treatment Plant, which has some spare capacity based on the current loading and with planned upgrades in two stages. The planning for the WWTP allows for growth in this area but is reliant upon the approvals needed to upgrade the WWTP.

Significant upgrades and duplication of trunk sewer mains are proposed as well as a downstream pump station and outfall upgrade. Growth in this area relies upon the infrastructure triggered and constructed for the Cobaki development.

The proposed Regional SPS and associated rising mains have been sized to meet this loading and would have to be increased to cater for any additional load.

The proposed local gravity reticulation and trunk mains, pump stations and sewer rising mains planned to service the development will need additional capacity if EP caps are exceeded.

This additional loading must be accurately quantified prior to approval of the proposed Rise (Elysium) and McAllisters systems so that required upsizing of their respective systems can be appropriately incorporated prior to construction.

Water supply

Water security through the raising of the Clarrie Hall Dam wall is essential to maintain water supply for Tweed’s projected growth. Future growth will need to be carefully staged and aligned with confirmed water supply capacity to support sustainable development.

Demand beyond the planned EP growth will create demand on upstream trunk infrastructure, trunk mains, reservoir storage and pump stations servicing this area which will need to be assessed, as well as additional reservoir storage at Marana and Country Club Reservoir complexes, along with additional trunk main capacity to deliver water to this zone. Upgrade and duplication of trunk Infrastructure is likely to be required.

Any additional demand must be accurately quantified prior to approval of the proposed Rise (Elysium) and McAllisters systems so that required upsizing of the respective systems can be appropriately incorporated prior to construction.

Transport

Augmentation of the M1 Interchanges (Kennedy Drive) will be required, along with the construction of Cobaki Parkway.

DFA 07 Terranora – Planned Greenfield Area

- 1. Support the ongoing development of the eastern portion in accordance with the Terranora (Area E DCP), in line with planned infrastructure capacity.
- 2. Any updated master planning or revisions to the DCP are to investigate options for:
 - a. a greater diversity of dwelling types in appropriate locations
 - b. further assessment of steep slopes, vegetation and bush fire hazard with particular consideration of:
 - i. vehicle, pedestrian and open space connectivity across the change area
 - ii. accessibility between residential areas and community uses and centres
 - iii. appropriate lot sizes and lot layout
 - iv. appropriate land use and site utility – increased density in unconstrained and accessible locations close to planned or existing centres may be appropriate (whilst not exceeding the planned EP across the change area)
 - v. minimising cut and fill.
 - c. an educational precinct centred on Lindisfarne Anglican Grammar School.
 - d. an associated review of the development contributions plan.
- 3. Regional and sub regional fauna corridors across the change area and buffers to adjoining environmental values as identified in the DCP are to be incorporated into any master planning reviews and future subdivision development layouts. Flora and fauna assessments and restoration plans required by the DCP are to be submitted with updated master plans and future subdivision applications.
- 4. Maintain the extent, nature and role of the emerging Neighbourhood (Retail) Centre at its current planned extent. Expansions to the centre may be considered where in line with DCP outcomes and Activity Centre outcomes identified in Part 3 – Tweed’s growth management framework, Tweed activity centre and employment network.
- 5. Provision of community facilities in alignment with the *Tweed Community Facilities Plan* and open space in alignment with the *Tweed Open Space Strategy* and prevailing development contribution plans.

Infrastructure considerations – Terranora

Wastewater

Terranora is within the catchment for the Banora Point Wastewater Treatment Plant, which has some spare capacity based on the current loading, with planned upgrades for an additional 60,000 EP, in two stages. The planning for the WWTP allows for an ultimate planned growth in the Tweed Heads South, Banora Point, Parkes Lane, Area E and Mahers Lane area of 26,920 EP, but is reliant upon the approvals needed to upgrade the WWTP.

The Regional SPSs 3033 and 3037 and associated sewer rising mains have been sized to meet the planned loading.

Within the development, local gravity reticulation and trunk mains, pump stations and sewer rising mains servicing these sub catchment areas may require upgrades or duplication.

Water supply

Water security through the raising of the Clarrie Hall Dam wall is essential to maintain water supply for Tweed’s projected growth. Future growth will need to be carefully staged and aligned with confirmed water supply capacity to support sustainable development.

Demand beyond the planned EP growth will create a demand on upstream trunk infrastructure, trunk mains, reservoir storage and pump stations servicing this area which will need to be assessed, as well as additional reservoir storage at the Proposed Mahers Lane Reservoir complex, an increase in size of the proposed water pump station and Trunk mains and duplication/upgrade of trunk Infrastructure.

Transport

The western extension of Kirkwood Road and the delivery of Broadwater Parkway are required.



Cobaki

Desired future character

Cobaki will be developed as a planned **greenfield** community, accommodating growth and change exclusively within the designated Development Focus Area in accordance with its long standing strategic identification. Development will remain within the capacity of the existing planning framework and will not exceed a total allocation of 13,000 equivalent persons, including approximately **4,575 dwellings** and 1,470 jobs. Growth will not encroach into the surrounding green belt, ensuring the protection of environmental values and maintaining clear separation from adjoining suburban areas.

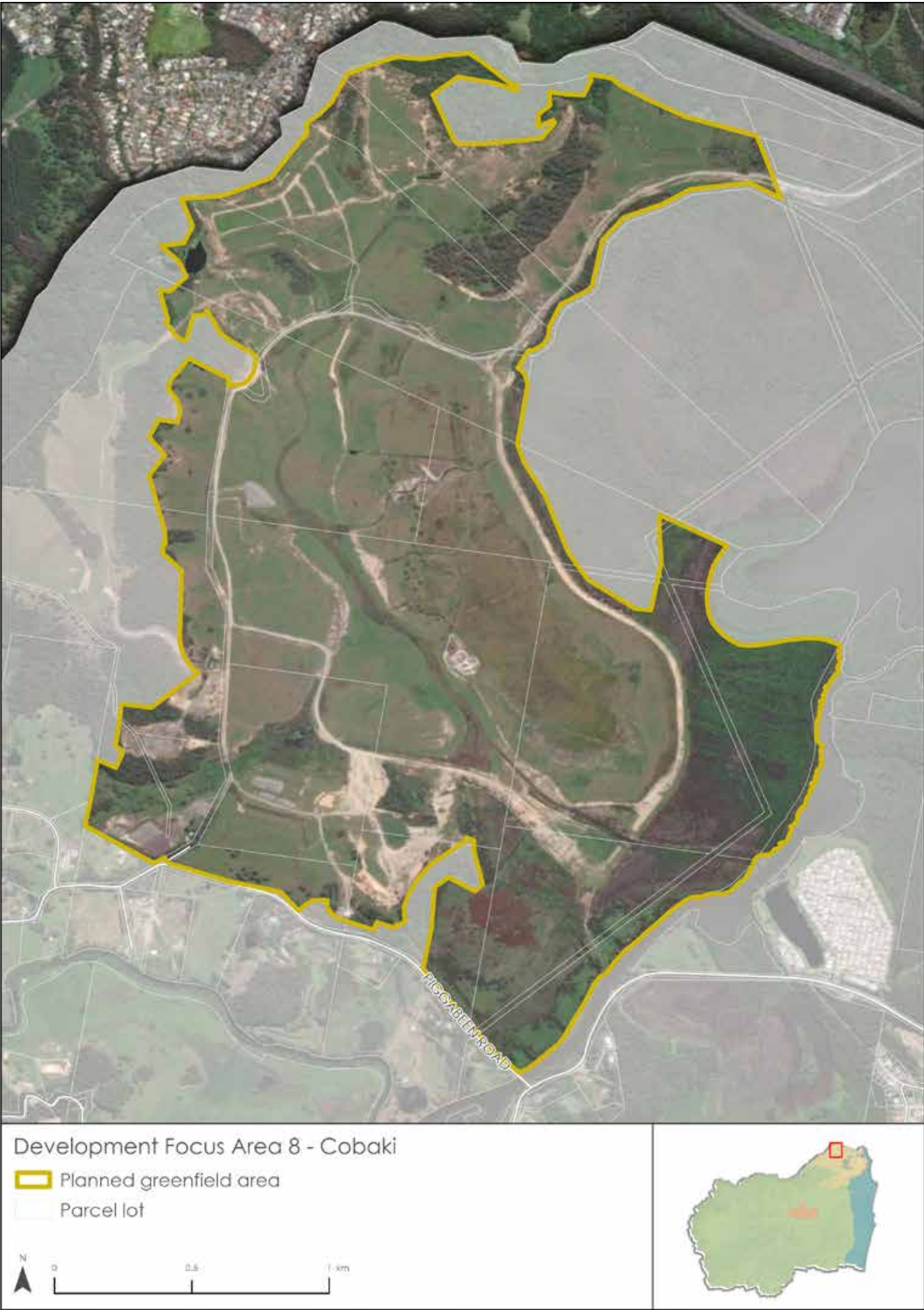
Early approved stages of development will be progressed through Growth Pathway 1 to support the timely delivery of housing in the northern Tweed. Council will work with the developer to review later stages of the master plan to better reflect contemporary planning, urban design and housing outcomes, including increased housing diversity and employment land. A broad mix of dwelling types and affordable housing will be delivered in accordance with the Tweed Affordable Housing Strategy.

Cobaki will evolve as a complete community supported by a District Activity Centre providing retail, commercial, community and employment uses to serve an ultimate population of approximately 10,000–12,000 residents, without undermining the established centres hierarchy. Regional and sub regional fauna corridors will be incorporated into master planning and subdivision design to protect biodiversity and maintain ecological connectivity.

Development Focus Area Strategies

As a Development Focus Area, Cobaki forms a **planned greenfield area** that provides for an emerging residential community. **This maintains the long-term identification of Cobaki, which has been in planning stages for over two decades.**

DFA 08	Cobaki - Planned Greenfield Area
1. Development does not exceed the total dwelling and employment infrastructure allocation of 13,000EP, including 4,575 dwellings and approximately 1,470 jobs. 2. Early (approved) stages of development are delivered through <i>Part 3 – Tweed’s growth management framework, Growth Pathways: Growth Pathway 1</i> and expedited for delivery to provide much needed housing supply in the northern part of the Tweed. 3. Council is to work with the developer to consider a revision to later stages of the master plan to align with contemporary planning and urban design outcomes, including diversification of housing types and expansion of employment generating land. 4. Dwelling diversity, affordability and choice are delivered through a combination of detached dwellings, detached dwellings (small lot), dual occupancies, manor houses, multi dwellings and residential flat buildings close to centres. 5. Development provides affordable housing in line with the Tweed Affordable Housing Strategy.	



- 6. Development is to provide for a range of non-residential uses to service 10,000-12,000 new residents over time. This includes:
 - a. The development of a large town centre (District Activity Centre) with a range of commercial, retail and community services in a mixed use environment to service the development and surrounding area without undermining the existing centre’s hierarchy.
 - b. Diversification of commercial and light industrial uses to support the broader sub-region.
 - c. The development of a full-line supermarket within the town centre to support an emerging residential catchment.
 - d. Further investigation of other major employment generating uses that benefit from the proximity to major transport infrastructure (Gold Coast Airport and Pacific Motorway).
- 7. Regional and sub regional fauna corridors across the Development Focus Area are to be investigated and incorporated into any updated master planning processes and/or future subdivision development layouts. Individual patches of vegetation within the Development Focus Area to be verified, with potential for incorporation into future subdivision layouts.
- 8. Buffers to adjoining environmental values are to be maintained and incorporated into future development layouts.
- 9. Areas of high environmental value to be rezoned to a C2 Environmental Conservation Zone as part of the Tweed Conservation Zone Review or site specific Planning Proposal.
- 10. Bush fire and flood hazard to be addressed through updated master planning processes to include avoidance of hazard and appropriate mitigation measures to mitigate risk to people and property, including evacuation and access and egress for emergency services.
- 11. Any future development of the land will be required to address the relevant flood planning provisions of the LEP and DCP to ensure compatibility with the flood function and behaviour on the land, development does not adversely affect flood behaviour and incorporates appropriate mitigation measures to manage flood risk to people and property.
- 12. As parts of Piggabeen Road are subject to inundation and within the High Flow Hazard Area, access before, during and after a flood event is to be addressed. Further investigation of appropriate flood mitigation for Piggabeen may also be required to facilitate development on the land, as well as consideration of alternative flood evacuation arrangements.
- 13. Necessary infrastructure upgrades include the following and should be considered in the context of *Part 3 – Tweed’s growth management framework, Growth Pathways*.
- 14. Provision of community facilities in alignment with the *Tweed Community Facilities Plan* and open space in alignment with the *Tweed Open Space Strategy* and prevailing development contribution plans.

Infrastructure considerations - Cobaki

Wastewater

Cobaki is within the catchment for the Banora Point Wastewater Treatment Plant, which has some spare capacity based on the current loading, with planned upgrades for an additional 60,000 EP, in two stages. The planning for the WWTP allows for an ultimate planned growth in Cobaki of 13,900 EP, but is reliant upon the approvals needed to upgrade the WWTP.

The proposed Regional SPS and associated rising mains have been sized to meet this loading. Significant upgrades and duplication of sewer rising mains to the WWTP, pump stations and outfall are required (will also accommodate growth in other areas).

Local gravity reticulation and trunk mains, pump stations and sewer rising mains upgrades will be required at the sub catchment level.

Water supply

Water security through the raising of the Clarrie Hall Dam wall is essential to maintain water supply for Tweed’s projected growth. Future growth will need to be carefully staged and aligned with confirmed water supply capacity to support sustainable development.

Speciifc to DFA 08, existing Water Supply Infrastructure Planning accommodates an ultimate planned growth of 13900 EP. Network upgrades include staged provision of 2 additional reservoirs (Walmsley’s site), pump stations and upgraded trunk mains.

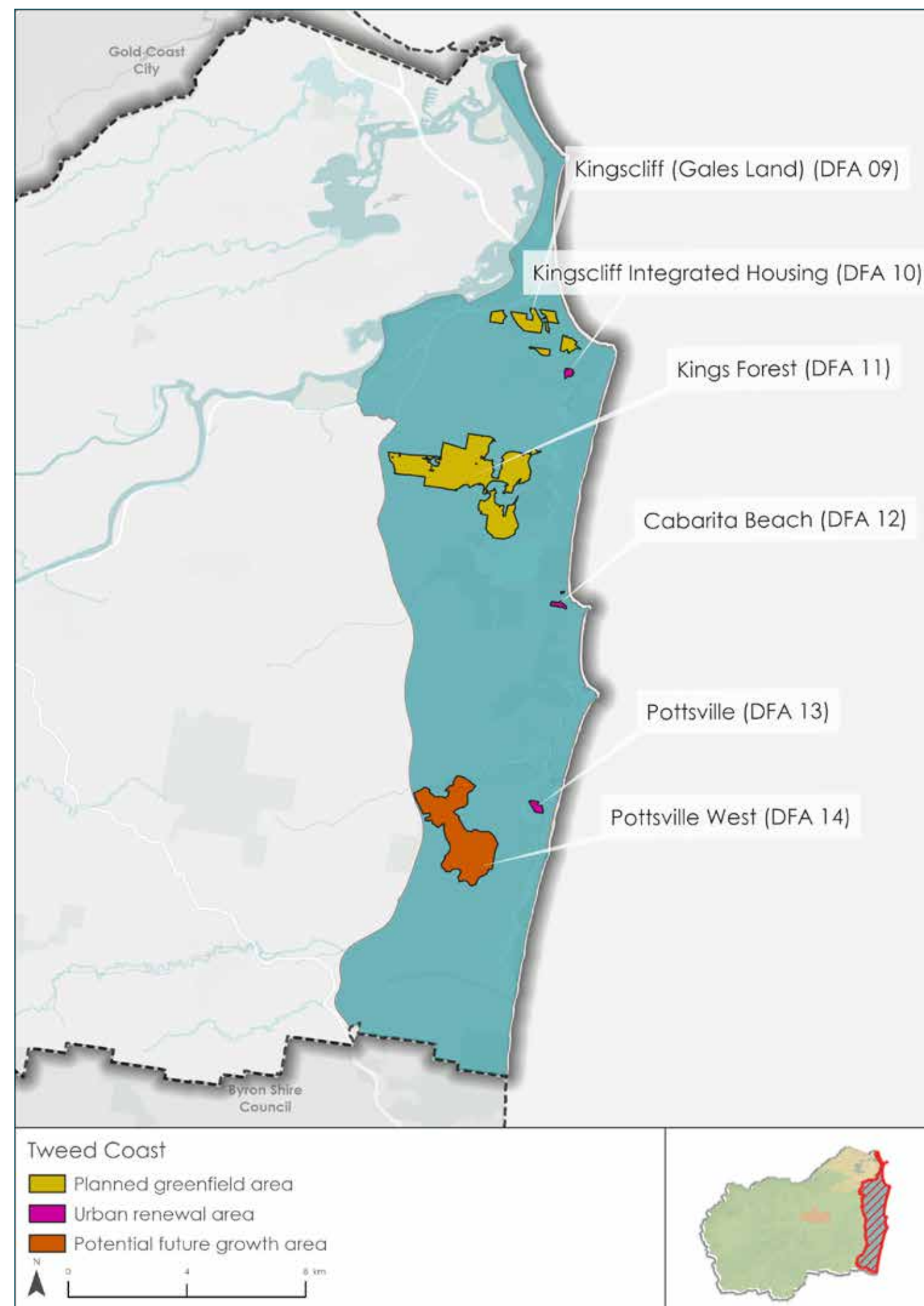
Transport

Construction of Cobaki Broadwater Parkway.

Sub-region 2: **Tweed Coast**

This sub-region reflects a linear development pattern influenced by the coastline and the valued natural environment. Maintaining distinct and separate communities along the coastal strip is highly valued by the community and is an important part of the Tweed's unique identity. Growth patterns in this sub-region will occur as follows:

- Development maintains the distinct and separate communities of Kingscliff, Casuarina, Cabarita/Bogangar, Hastings Point and Pottsville.
- **Growth in the sub-region will be accommodated through:**
 - a. take-up of under-utilised and existing zoned employment and residential land in existing urban extents.
 - b. enabling supporting services and uses around the Tweed Valley Hospital, outside of the significant farmland areas, will support higher value employment, knowledge based industries and reinforce Kingscliff's role within the Shire's employment and centres hierarchy.
 - c. small and contained areas of residential uplift in the Development Focus Area – Urban renewal areas at Kingscliff (near the Tweed Valley Hospital), Cabarita Beach and Pottsville. These areas will transition from R2 (Low Density) to R3 (Medium Density) zones over time to accommodate the change.
 - d. **large-scale residential and employment development in Development Focus Area – Planned Greenfield Areas at Kings Forest, Kingscliff and Pottsville West.**
 - e. minor expansion of the Pottsville District activity centre and Kingscliff Major activity centre to accommodate additional retail and commercial demand.
- **Kings Forest is anticipated to accommodate 4,500 new dwellings and 1,500 new jobs under the NSW Government's current State Significant Site declaration.** Development will provide for a mix of housing types in various precincts, an emerging District activity centre, education and community facilities and open space areas.
- **The Kingscliff Development Focus Area** retains available land for a mix of housing types and a mix of employment, and is subject to ongoing technical investigation. These areas **may accommodate up to 2,575 new dwellings** and at least 475 new jobs through the Kingscliff Business and Innovation Precinct.
- The Pottsville West Development Focus Area – Potential Future Growth Areas is protected for its long-term residential and regionally significant employment potential. Master planning, infrastructure and technical investigations will be undertaken prior to its release post 2041. While the area represents a long-term development outcome that extends beyond the life of the GMHES, employment land may be considered for release sooner where an overriding need exists and a suitable infrastructure outcome can be achieved.
- Casuarina, Cabarita Beach District Activity Centres and Pottsville Neighbourhood Centres will continue to support local community needs and accommodate growth within their existing zoned boundaries.
- Demand analysis indicates a shortfall in retail and commercial employment land needs in the northern areas of the sub-region. An additional full-line supermarket is required by 2036–2041, driven by population growth at Kings Forest while commercial floor space is anticipated to significantly increase over the period to 2041. This growing demand will be accommodated in existing and emerging centres at Kingscliff, Kings Forest and (to a lesser extent) Casuarina.
- Hastings Point will continue its lifestyle role as a coastal village. No additional growth beyond what's provided for under the current LEP zoning and DCP outcomes is proposed and as such additional requirements under this GMHES are not necessary.



Kingscliff and Chinderah

Desired future character

Kingscliff will continue to develop as a defined coastal town, with urban growth contained and managed to ensure no expansion into the surrounding green belt. This will protect environmental values and maintain the physical separation between Kingscliff, Fingal Head and Salt Village. Productive agricultural land forming part of the Cudgen Plateau will be protected in perpetuity for its productive, scenic and settlement separation values, with no urban development occurring in this area and strong connections maintained to the broader agricultural landscapes of the rural hinterland.

Land zoned for residential purposes will continue to develop in accordance with its intended role, delivering appropriate housing diversity and density consistent with the Kingscliff Locality Plan and Development Control Plan provisions. Development in areas subject to flood hazard will be undertaken in accordance with the West Kingscliff Drainage Strategy to ensure community safety and resilience.

New development will strengthen walking and cycling connections, improving access to and along the coastal foreshore, beach and creek edges. The primacy of the Kingscliff town centre will be retained, with Marine Parade continuing as a low scale, high quality main street supported by the staged expansion of the Kingscliff Shopping Village to meet the needs of the community..

Urban expansion or increased residential density in Chinderah will not be supported outside identified Development Focus Areas due to the area’s exposure to high flood hazard. This position is reinforced by the high proportion of residents living in caravans, who are particularly vulnerable to flooding impacts.

Development Focus Area Strategies

The locality includes the **Kingscliff Integrated Housing Precinct** and the **Kingscliff (Gales Land)**, both of which are identified within the Kingscliff Locality Plan.

DFA 09	Kingscliff (Gales Land) - Planned Greenfield Area
1. Development in the Kingscliff locality is to be undertaken in general accordance with the density and height requirements identified in the LEP and DCP. 2. The Kingscliff (Gales Land) sites are to be the subject of a developer led master plan process to inform a Planning Proposal (which can be staged and undertaken concurrently with a Planning Proposal process) demonstrating: integration with the surrounding area and its land uses. infrastructure and open space networks, including timing of delivery. protection of environmental areas and nomination of vegetation offset areas. flood mitigation and drainage efficacy. Locations for and mix of business, retail, emerging employment, industrial uses and educational establishments and precincts, as necessary. Low and medium density residential precincts that include a mix of detached dwellings, detached dwellings on small lots, dual occupancies, multiple dwellings and residential flat buildings to a height consistent with the Kingscliff DCP. 3. The scale, use and intensity of non-residential uses do not undermine the role and function of the Kingscliff Major Activity Centre.	



- 4. Avoidance of significant environmental values should be prioritised and where not possible impacts are appropriately mitigated through offset and compensatory arrangements. Areas of high environmental value to be rezoned to a C2 Environmental Conservation Zone as part of a specific Planning Proposal.
- 5. Buffers to adjoining environmental values will extend into parts of the Development Focus Area. Refinement of the conservation zone boundaries may be required as an outcome of further investigations into environmental values.
- 6. Development in the Business and Innovation Precinct provides for additional business, commercial, retail and residential land uses that complement and do not undermine the role and function of the Kingscliff Major Activity Centre.
- 7. Flood prone land is to be filled to 2.2mAHD. 65% of the affected area subject to filling is able to accommodate buildings, stockpiles and similar in accordance with the draft West Kingscliff Drainage Report. Flood prone land is required to be filled to make it suitable for development. Filling of land shall be undertaken in a way that does not result in unacceptable impact on existing residents and developments. This shall generally comply with the Tweed Valley Floodplain Risk Management Study 2014 and the West Kingscliff Drainage Strategy.
- 8. A Strategic Bush Fire Study prepared in accordance with Planning for Bushfire Protection (PBP) will be required for any master planning process to determine the bushfire hazard context of the Development Focus Area and the adjoining land. The study will inform appropriate development layout (including minimum lot sizes) and land uses based on the risk profile of the Development Focus Area, access and egress arrangements, access to infrastructure and impact on emergency services.
- 9. Where vegetation is retained within or immediately adjoins the Development Focus Area (i.e. due to environmental values) the development footprint should avoid exposure to bushfire risk, provide adequate separation from hazardous vegetation and allow for safe access and egress (i.e. perimeter roads).
- 10. Appropriate bushfire protection measures, including APZs, are to be determined at the subdivision stage to further mitigate bushfire risk.
- 11. Necessary infrastructure upgrades include the following and should be considered in the context of Part 3 – *Tweed’s growth management framework, Growth Pathways*.
- 12. Provision of community facilities in alignment with the *Tweed Community Facilities Plan* and open space in alignment with the *Tweed Open Space Strategy* and prevailing development contribution plans.

Infrastructure considerations – Kingscliff (Gales Land)

Wastewater

The Kingscliff Wastewater Treatment Plant has a current spare capacity that will support approximately 625 dwellings in the short term. A planned upgrade (+25,000 EP) will be necessary prior to any further development occurring in the Development Focus Area.

Demand beyond the planned growth will create demand on trunk infrastructure, trunk mains, reservoir storage and pump stations servicing this area which will need to be assessed. Existing local pump stations and rising mains are also planned to be upgraded as well as outfall upgrades and some duplication of local gravity reticulation and trunk mains, pump stations (particularly SPS 4034) and sewer rising mains servicing these areas.

Development is to provide new infrastructure and connect to the rising main manifold adjacent to No: 200 Tweed Coast Road..

Water supply

Water security through the raising of the Clarrie Hall Dam wall is essential to maintain water supply for Tweed’s projected growth. Future growth will need to be carefully staged and aligned with confirmed water supply capacity to support sustainable development.

Demand beyond the planned growth will create demand on upstream trunk infrastructure, trunk mains, reservoir storage and pump stations servicing this area which will need to be assessed, as well as additional reservoir storage, trunk mains, local reticulation mains and Pump station capacity to deliver water into this zone.

Development will need to provide new local reticulation mains, sized to allow connections for adjacent areas to increase network capacity.

Transport

Upgrade to Tweed Coast Road between the M1 and Cudgen Road (4 lanes and 2 roundabouts) (funding received). The development of the S-Link Road is also required.

Augmentation of M1 interchanges at Chinderah.

DFA 10

Kingscliff Integrated Housing Precinct - Planned Greenfield Area

1. Development of this Development Focus Area is a long-term outcome in line with the identified *Part 3 – Tweed’s growth management framework, Growth Pathways: Growth Pathway 2* and cannot occur until infrastructure and servicing challenges are resolved (refer to the table below).
2. Investigate the option to expand the Development Focus Area to include the seven parcels fronting Oxford Street (15-25 Oxford Street) as these dwellings are a logical addition to the Development Focus Area. The corner sites fronting McPhail Avenue and Oxford Street (60 Cudgen Road and 68 McPhail Avenue) will also be considered for inclusion in the Development Focus Area as they are larger corner blocks and strategically located at the entrance to the precinct.
3. Diversify the range of housing options that can occur in the Development Focus Area to include small lot housing (less than 400m²), manor houses, terraces, multi dwellings and residential flat buildings.
4. Investigate changes to building height provisions up to 13.6m to support increased housing diversity.
5. Retention of individual, large established trees is encouraged to support tree canopy cover requirements identified in Council’s Cool Towns strategy.

Infrastructure considerations - Kingscliff Integrated Housing Precinct

Wastewater

The additional loading resulting from integrated housing and increased residential dwelling densities has not been considered in Infrastructure Planning.

This will require upgrading and some duplication of local gravity reticulation and trunk mains, pump stations and sewer rising mains servicing these areas.

The cumulative impacts of this change on downstream trunk infrastructure at SPS 4035 and its rising mains will need to be assessed. Some duplication of trunk infrastructure would be required.

Water supply

Water security through the raising of the Clarrie Hall Dam wall is essential to maintain water supply for Tweed’s projected growth. Future growth will need to be carefully staged and aligned with confirmed water supply capacity to support sustainable development.

Specific to DFA 10, the additional loading resulting from integrated housing and increased residential dwelling densities has not been considered in Infrastructure Planning and will require upgrading of local reticulation mains.

The cumulative impacts of this change on upstream trunk infrastructure, trunk mains, reservoir storage and pump stations servicing this area need to be assessed and additional reservoir storage along with additional trunk main and pump station capacity will be required to deliver water into this zone.

Transport

No transport upgrades are required.



Kings Forest

Desired future character

Kings Forest will continue to evolve as a planned coastal community, with urban development contained to existing urban areas and the approved Kings Forest Development Focus Area. Development will not expand into the green belt, protecting environmental values and maintaining clear separation between Casuarina and Kings Forest. Productive agricultural land forming part of the Cudgen Plateau will be protected in perpetuity for its productive, scenic and settlement separation values, with no urban development occurring.

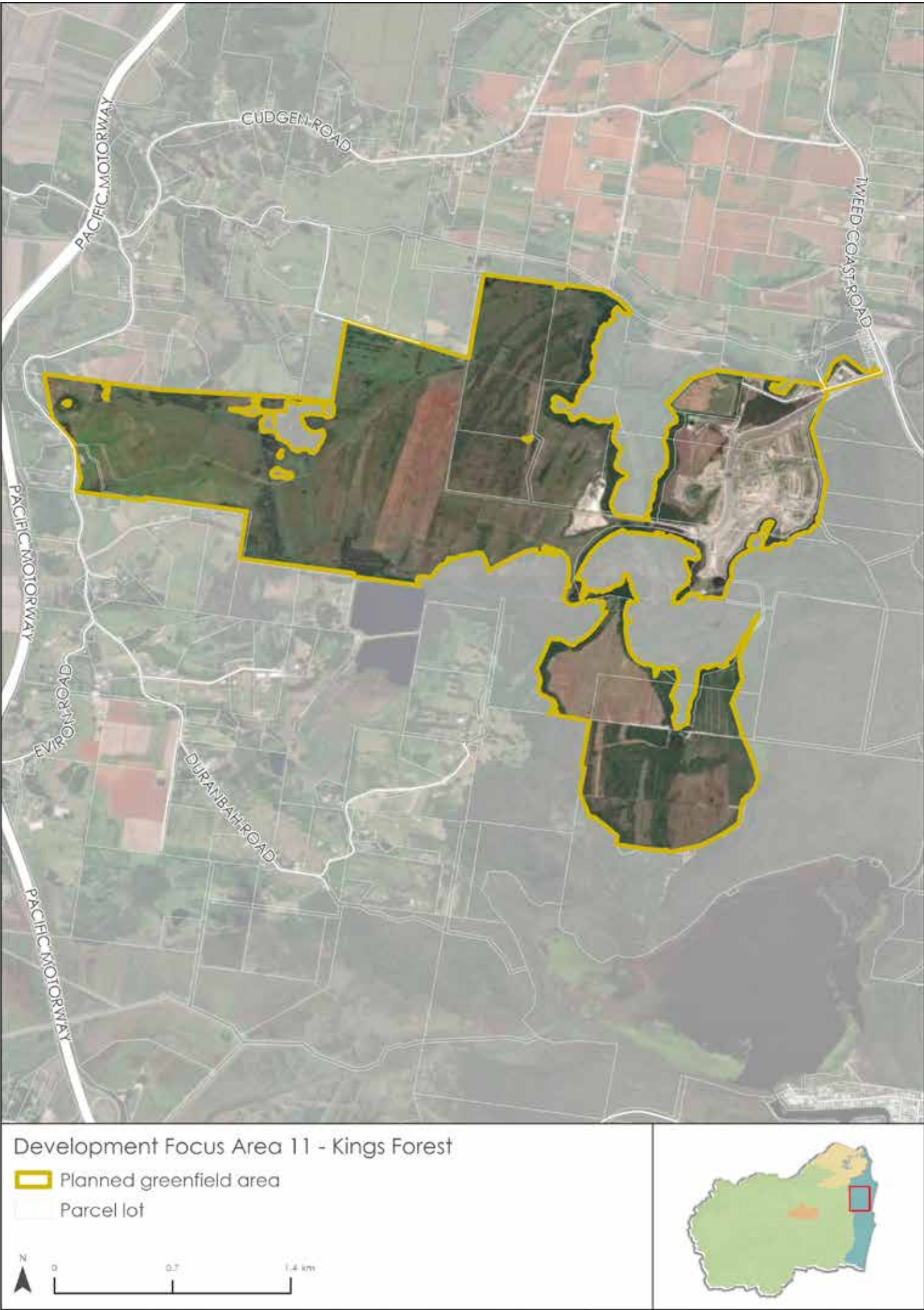
Development will respond to coastal biodiversity values along foreshore and estuarine environments, align with the Tweed Coast and Estuaries Coastal Management Program, and maintain public access to foreshore areas in key locations to support walking, cycling and beach access.

Housing diversity will continue to be delivered through the existing zoning framework and the approved State Government concept plan for Kings Forest. Kings Forest, as the locality’s sole Development Focus Area, will continue to be developed in alignment with the total dwelling and employment infrastructure allocation of 14,933 equivalent persons and will deliver a town centre and two neighbourhood centres at the approved scale and function, contributing to the retail and employment opportunities and network with the nearby centres including Casuarina and Kingscliff.

Development Focus Area Strategies

Kings Forest (Planned Greenfield Area) is the only Development Focus Area in the locality.

DFA 11	Kings Forest - Planned Greenfield Area
1. Kings Forest maintains the size, intensity and land use mix of the proposed Town Centre and two neighbourhood centres identified in approval MP06_0318. This includes a full-line supermarket and supporting speciality retail. These centres will be essential to support the proposed new population and the surrounding areas. 2. Centres are developed in accordance with the Centres Hierarchy identified in Part 4 – growth outcomes – Regional growth outcome 5: Prosperous and Productive Places and do not compromise the role and function of nearby centres such as Casuarina and Kingscliff. 3. Development is to continue to progress in accordance with the State Government approved concept plan that provides a mix of lot sizes and housing types, including detached dwellings, detached dwellings (small lot), dual occupancies, secondary dwellings, manor houses, terraces, multi dwellings and residential flat buildings (in appropriate locations close to centres) and aged care living. Additional town centre concepts and housing diversity can be considered in the context of future modifications to the existing concept plan approval. 4. Development does not exceed the total dwelling and employment infrastructure allocation of 14,933EP.	



- 5. Development provides for a minimum of 3% affordable housing in line with the existing State Significant Development (SSD) approval.
- 6. Development outcomes over the balance of the Development Focus Area, including subdivision within the Urban Expansion Zone, will need to be informed by a detailed ecological assessment that achieves the objectives for the ecological buffers as set out in the State Significant Project (SSP) and in accordance with the approved Koala Plan of Management. This includes the protection of wetlands and other habitat areas and restrict development and vegetation clearing, as far as practicable, in the ecological buffers.
- 7. Regional and sub regional fauna corridors across the Development Focus Area are to be investigated and incorporated into future development layouts, particularly as part of any revisions to the concept plan. Individual patches of vegetation are to be verified, with potential for incorporation into future subdivision layouts.
- 8. Opportunities for rehabilitation / enhancement of environmental values in the southern part of the Development Focus Area ('Cudgen Paddock') are to be further investigated as part of any change to land use intent for this area.
- 9. Any future development outcomes, including subdivision within the Urban Expansion Zone, will need to demonstrate that development within the agricultural buffer considers the potential impact of development on agricultural activities adjoining the Development Focus Area, as well as the impacts of those agricultural activities on future occupiers of land within the buffer. A review of the extent of the agricultural buffer (150m) against current policy directions is recommended to ensure it aligns with current best practice.
- 10. Bush fire and flood hazard to be addressed through updated master planning processes to include avoidance of hazard and appropriate mitigation measures to mitigate risk to people and property, including the provision of access and egress for emergency services.
- 11. Variations to the intended use of the southern section of the Development Focus Area ('Cudgen Paddock') are to be informed by the further assessment of bush fire hazard and risk, in particular access / egress and evacuation arrangements. Special fire protection purposes (SFPP) may not be suitable in this location due to the level of exposure to bush fire hazard and the risk to vulnerable people and property.
- 12. Vehicular and pedestrian linkages are to be provided in accordance with the concept plan. Opportunities for further connections are to be investigated to facilitate evacuation and access / egress for emergency vehicles and to facilitate improved connections to the broader network, including active transport access that connects to key locations like the Casuarina foreshore and further north to the Tweed Valley Hospital to encourage greater take-up of walking and cycling.
- 13. Necessary infrastructure upgrades include the following and should be considered in the context of *Part 3 – Tweed's growth management framework, Growth Pathways*.
- 14. Provision of community facilities in alignment with the *Tweed Community Facilities Plan* and open space in alignment with the *Tweed Open Space Strategy* and prevailing development contribution plans.

Infrastructure considerations – Kings Forest

Wastewater

The Kingscliff Wastewater Treatment Plant has a current spare capacity that will support approximately 850 dwellings in the short term. A planned upgrade (+25,000 EP) will be necessary prior to any further development occurring in the Development Focus Area.

The planning for the WWTP allows for an ultimate planned growth in Kings Forest of 14,933 EP, but is reliant upon the approvals needed to upgrade the WWTP.

An upgrade to Regional SPS 4023 servicing King Forest has been completed to facilitate the development. Additional sewer rising mains and pump station upgrades will be required to facilitate future stages of development.

Within the development, local gravity reticulation and trunk mains, pump stations and sewer rising mains upgrades may be required at the sub catchment level.

Water supply

Water security through the raising of the Clarrie Hall Dam wall is essential to maintain water supply for Tweed's projected growth. Future growth will need to be carefully staged and aligned with confirmed water supply capacity to support sustainable development.

Specific to DFA 11, existing Water Supply Infrastructure Planning accommodates an ultimate planned growth of 14,933 EP.

Demand beyond the planned EP growth will create a demand on upstream trunk infrastructure, trunk mains, reservoir storage and pump stations servicing this area which will need to be assessed, as well as additional reservoir storage at Duranbah Reservoir complex and additional trunk main capacity is needed to deliver water into this zone. Upgrade and duplication of trunk Infrastructure may be required.

Transport

Upgrade to Tweed Coast Road between the M1 and Cudgen Road (4 lanes and 2 roundabouts) (funding received). The development of the S-Link Road is also required.

Augmentation of M1 interchanges at Chinderah.

Cabarita Beach / Bogangar

Desired future character

Cabarita Beach / Bogangar will continue to incrementally develop as a distinctive coastal town that meets the future housing, retail and employment needs of the local community while reinforcing its unique beachside character and village scale. Development will respect prevailing built form, streetscape character and established land uses, with new development remaining compatible in scale and intensity with its surroundings.

Urban growth will be contained within the existing urban footprint and will not extend into the surrounding green belt, protecting environmental values, preserving the town’s green coastal setting and maintaining clear separation from Casuarina and Hastings Point. Coastal biodiversity values associated with foreshore and estuarine environments will be protected to maintain landscape connectivity and ecological resilience.

Cabarita Headland and beach will continue to be recognised and protected as a premier surf location on the North Coast, supporting high levels of recreation use and visitation that contribute to the town’s identity, local economy and lifestyle appeal. Public access to the foreshore will be retained in key locations, and pedestrian and cycling infrastructure will be protected and enhanced to support coastal connectivity and access to local services, employment and recreational areas.

Development Focus Area Strategies

Cabarita Beach Urban Renewal Area is the only Development Focus Area in Cabarita Beach. The area is bound by Cabarita Road to the west, Banksia Avenue to the North, Hastings Road and Ti Tree Avenue to the east and Oleander Avenue to the south. In total, the area applies to 73 house allotments, representing a small portion of the overall supply in the area.

DFA 12	Cabarita Beach - Urban Renewal Area
1. Expand the R3 Medium density residential zone to the area identified above to provide additional housing diversity to suit the growing and changing needs of the local community. This area represents a logical and minor extension to the existing R3 zone and can be gradually developed over time as demand and infrastructure capacity permits. 2. The proposed R3 Medium density residential zone extension is to include detached dwellings (small lot), dual occupancies, manor houses, terraces, multi dwellings, two storey residential flat buildings reflecting the current building height limits in the adjacent R3 zoning. A limited amount of short-term visitor accommodation may also be appropriate immediately adjoining the District Activity Centre. 3. Long-term expansion of the Development Focus Area southward to Poinciana Avenue is supported in instances where a community need can be demonstrated and sufficient infrastructure capacity is available in the local network. 4. Retention of individual, large established trees is encouraged to support tree canopy cover requirements identified in Council’s Cool Towns – Tweed Shire Urban Forest Program.	



Pottsville

Desired future character

Pottsville will continue to develop as a distinctive coastal village that meets the future housing, retail and employment needs of the local community while strengthening its unique coastal and estuarine character. This character will be defined by strong connections to Cudgera Creek estuary and the ocean beaches, and by the retention of Pottsville Memorial Oval and Market Park as central open space and community focal points within the heart of the village.

Urban development will be contained within the existing urban footprint and will not expand into the surrounding green belt, protecting environmental values, maintaining a green landscape setting and reinforcing clear separation between Pottsville, Hastings Point and the emerging Pottsville West area. Development will respond to foreshore and estuarine biodiversity values, protecting landscape connectivity and environmental resilience.

The Pottsville District Activity Centre will function as a lively, pedestrian focused town centre, with land uses and built form that activate streets and support human scale amenity. Redevelopment of underutilised land along Coronation Drive will reinforce a main street character, enhance streetscapes and carefully manage interfaces with nearby residential areas. New development will respect the prevailing built form, streetscape character and scale of the village.

Pottsville West will remain a long term Development Focus Area that holds significant future potential to accommodate additional housing and employment generating land uses. While infrastructure constraints currently limit development, land will be protected for its intended future residential and employment functions. Any future master planning and development of Pottsville West will be coordinated and progressed beyond the life of this strategy to ensure orderly, well serviced and integrated outcomes that complement the existing village.

Development Focus Area Strategies

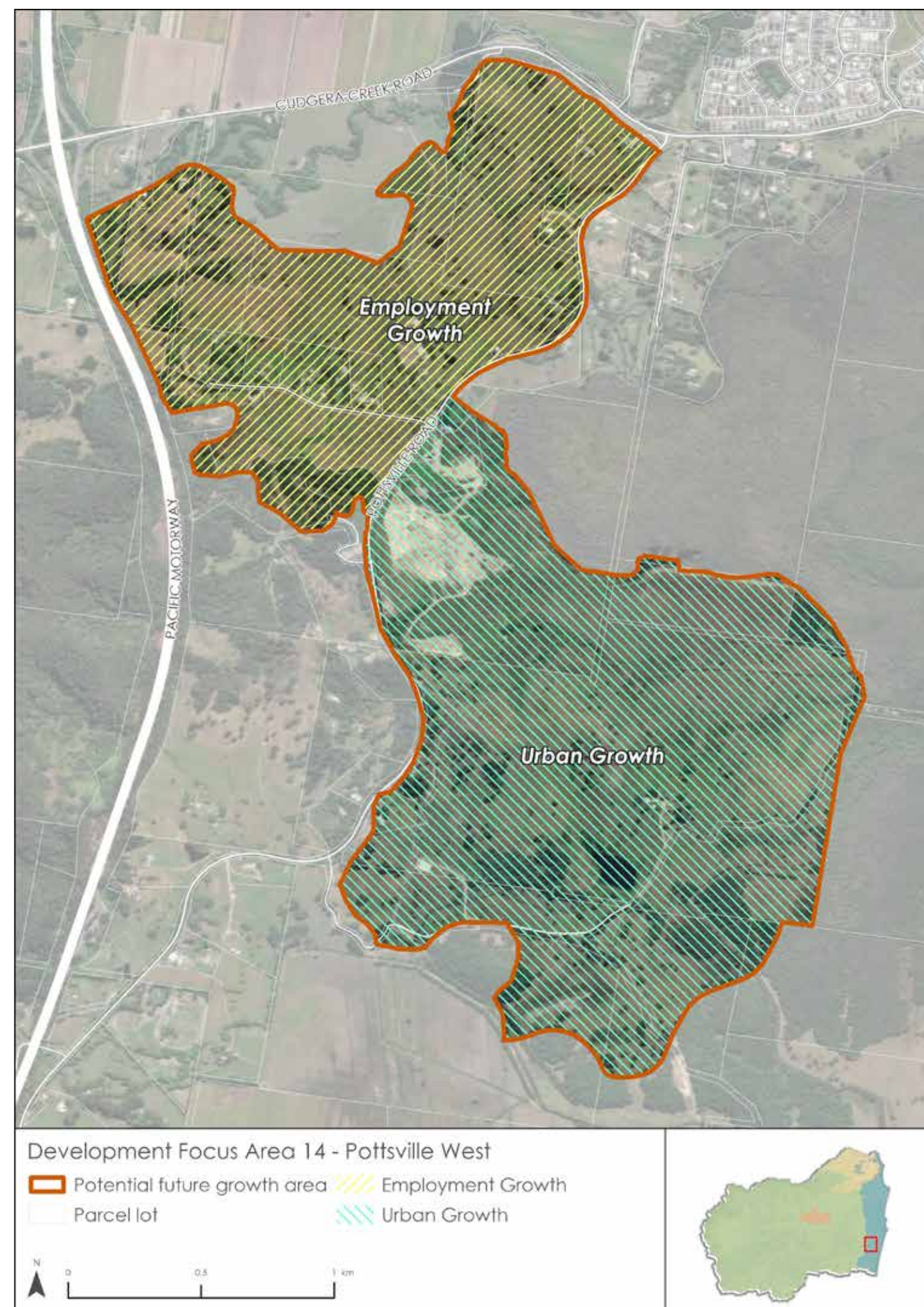
Within the Pottsville locality, Development Focus Areas include **Pottsville** (Urban Renewal Area) and **Pottsville West** (Potential Future Growth Areas).

DFA 13	Pottsville – Urban Renewal Area
1. Investigate the opportunity to change zoning from R2 Low density residential zone to R3 Medium density residential zone in the Urban Renewal Development Focus Area adjoining the Pottsville Tavern. This includes consideration of a staged approach that releases areas north of Victoria Avenue first, prior to any further consideration of land further south. 2. Investigations into dwelling choice and diversity in the Urban Renewal Development Focus Area are to consider: a. the mix of housing types (Detached dwelling (small lot), manor house, terraces, multi dwelling and residential flat building). b. the mix of housing sizes and number of bedrooms supports genuine housing choice and affordability. c. appropriate urban form consistent with local character including building size, streetscape character, building height, landscaping and transitions to sensitive adjoining uses. 3. Development occurs in line with available infrastructure capacity, particularly water and wastewater networks. Resolution of existing network capacity challenges is likely required to support an increase in urban renewal.	



DFA 14**Pottsville West – Potential Future Growth Areas**

1. Land in the Pottsville West Potential Future Growth Areas is to be protected for its future residential and employment use.
2. Most areas of the Pottsville West Potential Future Growth Areas, except for the area known as 'Caldera', are not anticipated to develop within the life of this GMHES.
3. Land will only be contemplated for use within the life of this GMHES where there is a demonstrated need, the area is master planned as part of a Planning Proposal process which demonstrates strong integration with adjoining future development areas, and can provide an appropriate water and waste water infrastructure solution.
4. Where development is needed and serviceability can be demonstrated, a master plan to underpin a Planning Proposal Process is to be undertaken and informed by a detailed constraints and values assessment. This is to including consideration of infrastructure provision and key interface challenges between employment and residential uses within the development and interface challenges with adjoining rural land and the green belt. Key elements of the master planning to underpin a Planning Proposal are to include:
 - a. The distribution and mix of land uses across the Development Focus Area, including the provision of housing diversity and mix (particularly increased densities in proximity to planned employment land) and appropriate commercial and industrial mix to meet future retail and employment requirements.
 - b. The interaction between land uses across the Development Focus Area, particularly residential land and employment land.
 - c. Appropriate road transport connectivity in line with anticipated traffic volumes and anticipated land uses.
 - d. Active transport connectivity to the existing Pottsville community (including planned connections to Kellehers Road) will not impact important environmental values and Koala habitat.
 - e. The provision of community uses, including investigating the opportunities for a potential school, and active and passive recreation opportunities.
 - f. Infrastructure requirements and coordinated delivery of services.
 - g. Interface and buffer requirements to environmental values and existing land uses (i.e. rural activities, existing residential uses).
 - h. Regional and sub regional fauna corridors across the Development Focus Area are to be investigated and incorporated into future development layouts. This will include addressing the requirements of the Tweed Coast Comprehensive Koala Plan of Management.
 - i. An economic assessment will be conducted to evaluate the proposed scale of the retail centre within the context of the broader network of planned centres. This assessment will consider the centre's role in the overall hierarchy of activity centres and address potential impacts on the nearby Pottsville Town Centre, ensuring that the planned development supports the viability and function of existing centres.
 - j. Buffers to adjoining environmental values are to be maintained and incorporated into future development layouts
 - k. Investigation of the extent of the Conservation Zones to capture environmental values and associated buffers is to be undertaken. Bushfire, flooding and tidal inundation constraint including avoidance of hazards and appropriate mitigation measures, evacuation and access and egress for emergency services, perimeter roads, appropriate lot size and separation from bushfire hazardous vegetation.



- I. Consideration is to be given to the scale of planned centres, their role in the broader centre hierarchy and managing potential impact on the nearby Pottsville Town Centre. New centres are not to undermine the role and function of the existing hierarchy.

Infrastructure considerations – Pottsville West

Wastewater

The Pottsville West area is not included in the Wastewater Development Service Plans (DSP) and there are no plans to service the area at this point in time.

Pottsville West will need to be serviced by a private Water Industry Competition Act Scheme (WIC Act Scheme) in line with Council’s current adopted position.

Water supply

Water security through the raising of the Clarrie Hall Dam wall is essential to maintain water supply for Tweed’s projected growth. Future growth will need to be carefully staged and aligned with confirmed water supply capacity to support sustainable development.

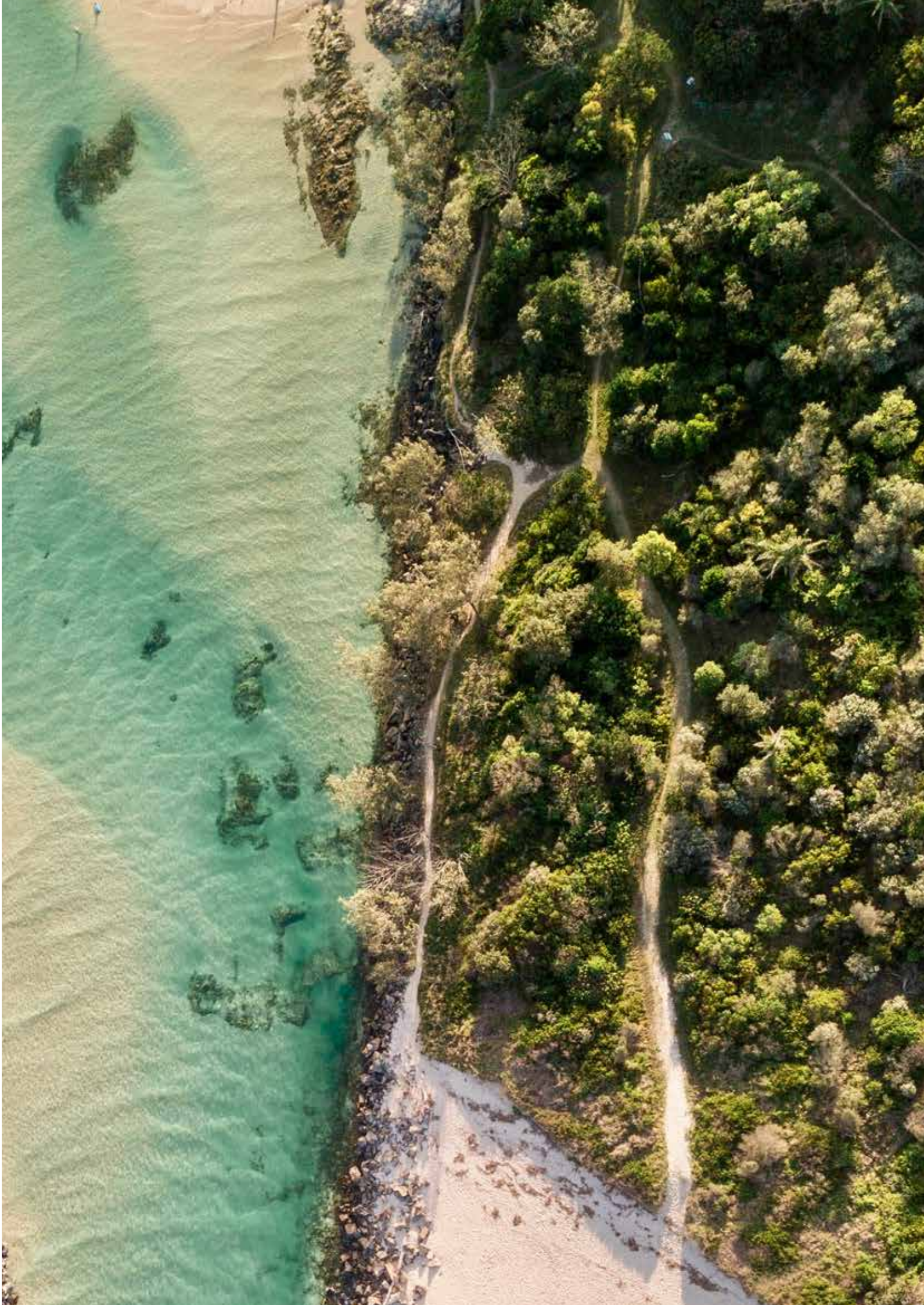
DFA 14 is not included in the Water Development Service Plans (DSP) and there are no plans to service the area. However, if this area were to be serviced by the public water supply system, the development proponent would need to provide all new local infrastructure required to service this area.

The development proponent will also be required to provide upsized reticulation mains through the Development Focus Area to allow connections through to adjacent existing and new areas to increase network capacity.

Demand beyond the planned EP growth will create demand on upstream trunk infrastructure, trunk mains, reservoir storage and pump stations servicing this area which will need to be assessed. The area requires additional reservoir storage (and land for the reservoir)and associated trunk main and pump station capacity to deliver water into this zone. At a minimum, it requires a new trunk main connection from Kudgeree Avenue to Kellehers Road at a general elevation of 10m AHD to deliver water.

Transport

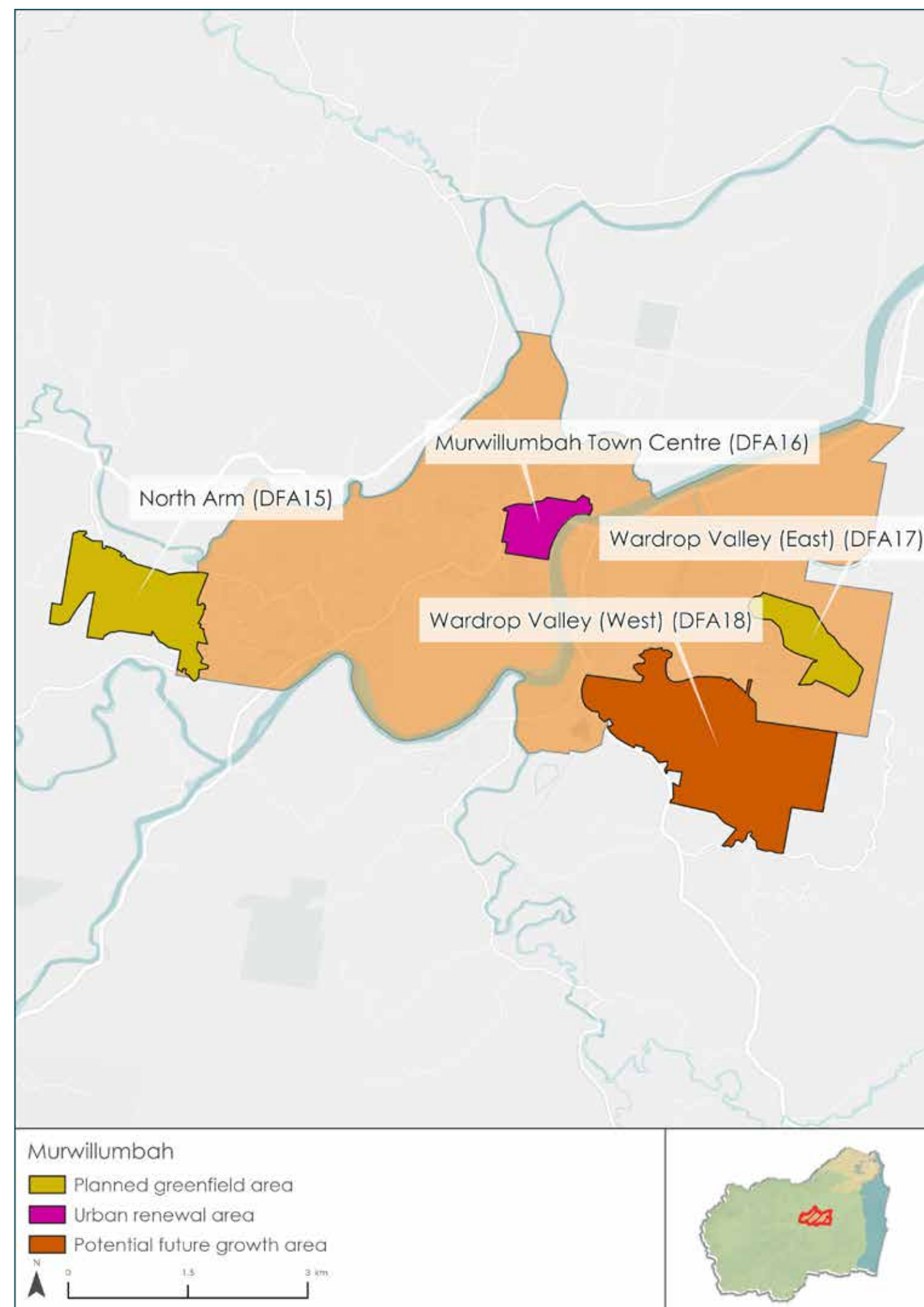
Future development will require upgrades to the Cudgera Creek Road interchange with the M1 Pacific Motorway.



Sub-region 3: Murwillumbah

Murwillumbah is the Tweed's largest inland town and a key anchor of the region's settlement pattern. Murwillumbah is expected to accommodate moderate growth, primarily through Development Focus Areas in North Arm, Murwillumbah Town Centre and Wardrop Valley. Combined, these areas will support new residential development and substantial new employment areas to reinforce the importance of Murwillumbah as a Strategic Centre. Growth patterns in this sub-region will occur as follows:

- Growth in the sub-region will be accommodated through:
 - a. take-up of under-utilised and existing zoned employment and residential land in existing urban extents.
 - b. continued incremental residential development in the Development Focus Area – Urban Renewal Areas in Murwillumbah Town Centre and surrounds.
 - c. large-scale residential and employment development in the Development Focus Area – Planned Greenfield Areas at Wardrop Valley and North Arm.
- Infill opportunities are provided in and around the Murwillumbah town centre and surrounding residential areas in the form of detached dwellings (small lot), dual occupancies, manor houses, small scale multi dwellings, shop top housing and residential flat buildings where existing land use provisions enable on sites above flood planning levels.
- Up to 370 dwellings will be developed at North Arm. These will primarily be detached dwellings, with some opportunity for detached dwellings (small lot), dual occupancies, manor houses and small scale multi dwellings in appropriate locations.
- Potential for over 1,800 new dwellings exists in the Wardrop Valley West Development Focus Area (Potential Future Growth Areas). This however, requires more detailed site and infrastructure serviceability investigations.
- Substantial new employment areas are provided in:
 - a. the Wardrop Valley East Development Focus Area (Planned Greenfield Area), through at least 230 additional jobs in the short – medium term.
 - b. the Wardrop Valley West Development Focus Area (Potential Future Growth Areas), through which a further 3,400 jobs are also provided beyond 2041. While Wardrop Valley West is a longer-term prospect, there may be an opportunity to bring forward part of the employment land only where there is an established and overriding community need, other employment land is not being delivered or is insufficient, the area is comprehensively master planned and an efficient, cost effective infrastructure solution that does not impact on Council's forward infrastructure planning can be established.
- Continue to relocate from South Murwillumbah and not increase any residential density in flood affected areas in recognition of its extensive and impactful flood hazard areas.
- Reinforce the Northern Rivers Rail Trail precinct by providing a range of tourism-aligned uses consistent with the purpose of the rail trail.



Murwillumbah

Desired future character

Murwillumbah will continue to function as a highly significant activity centre and the civic, cultural and service heart of the rural Tweed. As one of the Tweed’s oldest settlements, the town is defined by a rich Aboriginal cultural heritage and a strong historical identity, and will remain the primary service centre for surrounding rural villages and communities. Murwillumbah will also continue to operate as a gateway to the Tweed’s World Heritage national parks and hinterland landscapes.

Urban development will be contained within defined Development Focus Areas and will not expand into surrounding rural zones, protecting Murwillumbah’s historical context as a town set within floodplains and productive agricultural land and maintaining a distinct urban form. The town centre will continue to provide a diverse mix of retail, commercial, cultural and civic services, including Council facilities, supported by low scale development that protects its heritage streetscapes. A range of housing types will be delivered in appropriate locations above flood planning levels and close to services, employment, open space and community facilities.

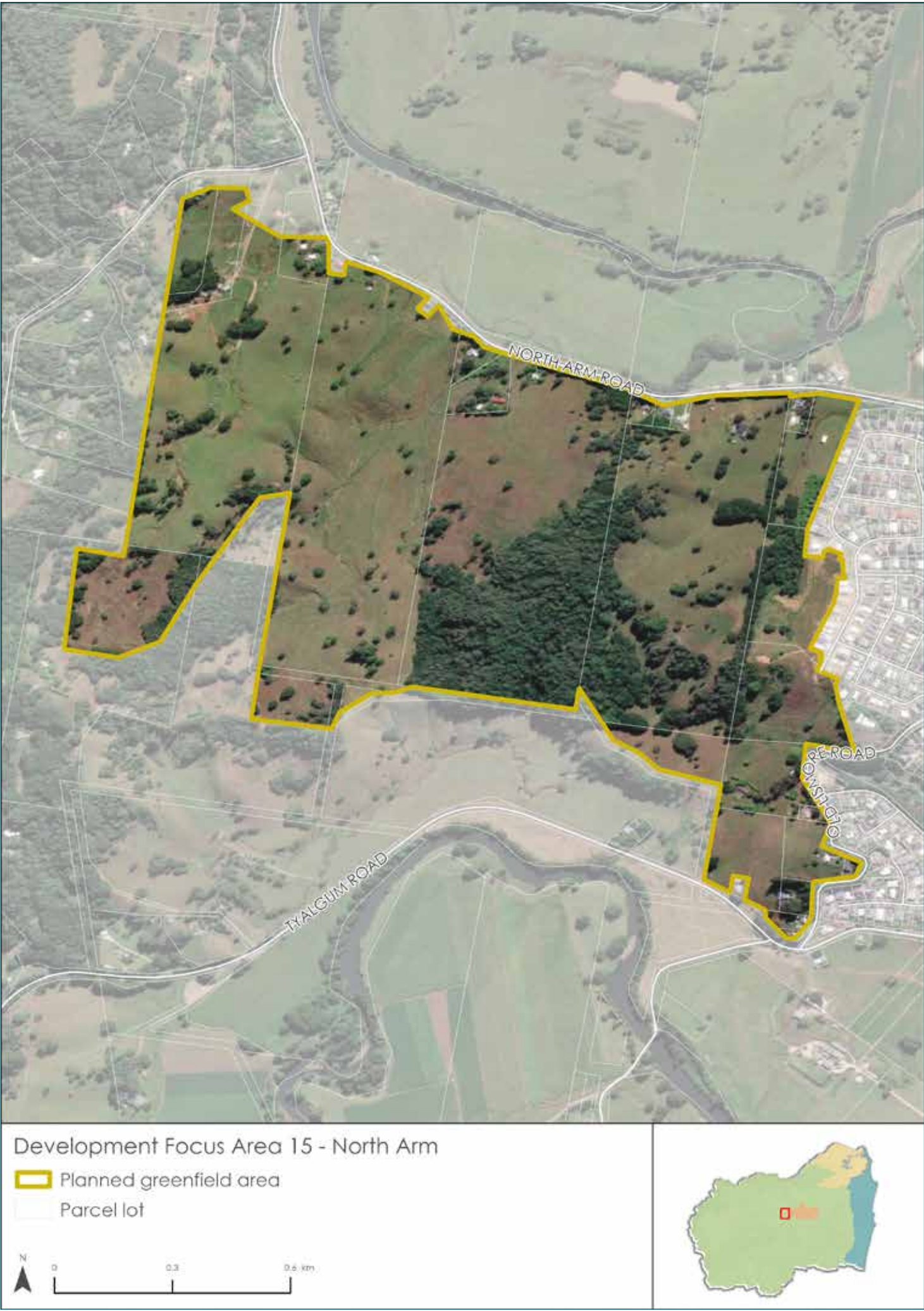
Recognising Murwillumbah’s history of major flood events, future development will prioritise flood resilient outcomes. Development in flood affected areas will only occur where site based mitigation measures and safe evacuation can be achieved, while South Murwillumbah will support the gradual relocation of sensitive land uses to less flood prone locations over time.

The Tweed River and Northern Rivers Rail Trail will continue to shape Murwillumbah’s identity, supporting recreation, tourism, events and place based activity. The town will build on its role as the cultural heart of the Tweed, anchored by the Tweed Regional Gallery, Museum and M|Arts Precinct, reinforcing Murwillumbah as a vibrant, resilient and regionally important centre.

Development Focus Area Strategies

Within the Murwillumbah locality, Development Focus Areas include **North Arm** (Planned Greenfield Area), **Murwillumbah Town Centre** (Urban Renewal Area) and **Wardrop Valley** (Long Term Potential Future Growth Areas).

DFA 15	North Arm - Planned Greenfield Area
1. Master planning is undertaken in support of a planning proposal to rezone the site to identify: a. Integration with the surrounding area, including road, water, wastewater, stormwater and open space networks. b. The type and mix of proposed dwellings, including detached dwellings on a mix of lot sizes (including small lots and larger lots proximate to areas of slope) and some dwelling diversity such as dual occupancies, manor houses and multi dwellings up to 9m (2 storeys) in height in appropriate locations (corner sites, adjoining parkland and near non residential uses like a centre). c. Development staging, including consideration of supply to support the NSW Reconstruction Authorities Buy Back Scheme and Council’s Voluntary House Purchase Scheme and the delivery of local infrastructure.	



- d. The location of a neighbourhood shop to service the day-to-day and convenience needs of local residents. The neighbourhood shop is to align with the statutory definition and not undermine the role and function of other centres in the area.
- e. The extent of conservation areas to protect the environmental values present on the site.
- 2. Significant vegetation, particularly large patches and vegetation that provides opportunities for corridor and/or riparian functions is to be identified through a master planning process and incorporated into the development of the Development Focus Area to avoid significant impact on areas of high conservation value. Appropriate buffers to areas of high conservation value are also to be incorporated into site master planning.
- 3. Opportunities for rehabilitation / revegetation of riparian vegetation along drainage corridors, particularly those connecting with the Rous River to the north are required. Other local corridors to the east and west are to be incorporated into future development layouts where possible.
- 4. Bush fire and flood hazards to be addressed through a master planning process, including:
 - a. Undertaking a Strategic Bush Fire Study in accordance with Planning for Bushfire Protection (PBP) to inform appropriate development layout (including minimum lot sizes) and land uses based on the risk profile of the Development Focus Area, access and egress arrangements, access to infrastructure and impact on emergency services.
 - b. Where hazardous vegetation is retained, in the Development Focus Area, the development footprint is to avoid exposure to bushfire risk, provide adequate separation from hazardous vegetation and allow for safe access and egress (i.e. perimeter roads). This will be particularly relevant at the interface with mapped areas along the southern and south-western boundary of the Development Focus Area.
 - c. Any future development of the land will be required to address the relevant flood planning provisions of the LEP and DCP to ensure compatibility with the flood function and behaviour on the land. Development must not adversely affect flood behaviour and incorporates appropriate mitigation measures to management flood risk to people and property.
 - d. As parts of North Arm Road are subject to inundation and within the High Flow Hazard Area, access before, during and after a flood event is to be addressed at the development stage. Further investigation of appropriate flood mitigation for North Arm Road may also be required to facilitate development on the land and options for evacuation and alternative access routes should be addressed.
- 5. Necessary infrastructure upgrades include the following and should be considered in the context of *Part 3 – Tweed’s growth management framework, Growth Pathways*.
- 6. Provision of community facilities in alignment with the *Tweed Community Facilities Plan* and open space in alignment with the *Tweed Open Space Strategy* and prevailing development contribution plans.
- 7. Active transport connections to be developed or upgraded in accordance with the adopted Pedestrian and Bike Plan priorities, and ensuring good connections to schools, shops, public open spaces and other facilities in and around West Murwillumbah, Bray Park, Rous River and Murwillumbah CBD.

Infrastructure considerations – North Arm

Wastewater

The existing system has a capacity for the areas already zoned R2 Low Density (Releases 2 and 3 of Hundred Hills) and 120 potential future lots within the 143 North Arm Rd site. Further development beyond 120 lots requires two staged upgrades to the Murwillumbah Wastewater Treatment Plant.

Water supply

Water security through the raising of the Clarrie Hall Dam wall is essential to maintain water supply for Tweed’s projected growth. Future growth will need to be carefully staged and aligned with confirmed water supply capacity to support sustainable development.

The cumulative impacts of this DFA on upstream trunk infrastructure, trunk mains, reservoir storage and pump stations servicing this area need to be assessed, however, additional reservoir storage along with additional trunk main and pump station capacity will be required to deliver water into this zone.

Transport

Connection via North Arm Road and potential integration with the adjoining residential development to the east.

DFA 16	Murwillumbah Town Centre - Urban Renewal Area
	1. Undertake a review of the Murwillumbah Town Centre DCP which continues to assert Murwillumbah’s town centre role as a strategic centre for the surrounding rural villages and rural hinterland by providing a range of services, including major civic facilities operated by Council and providing for low-scale development that protects its strong heritage streetscapes. 2. No further expansion or intensification of residential development in areas subject to flood hazard, particularly in the eastern parts of the Development Focus Area (South Murwillumbah) due to low flood immunity, very high hydraulic hazard and evacuation difficulties. 3. Increased residential density between Commercial Road and Brisbane Road are not supported due to isolation in a flood event and evacuation difficulties. 4. As part of the DCP review consider the future land use of the former bowls club site and adjoining land (land bound by Condong Street, Brisbane Street, Prince Street, Commercial Road) for a full-line supermarket, subject to consideration of: a. Economic need for another in town supermarket and suitable alternative locations within the catchment. b. Loss of private recreation (RE2 Private Recreation). c. Relationship with the existing central business area including impacts on the primary and role of the central business area and main street, pedestrian connectivity between the central business area and the site). d. Amenity impacts on adjoining and surrounding land uses, particularly residential uses. e. Flood hazard and risk, including requirements for fill, flood storage, isolation and evacuation opportunities. f. Activation of the street frontages. 5. Investigate opportunities for increased housing diversity and density, in the form of manor

houses, multi dwellings, shop top housing and residential flat buildings throughout the Development Focus Area in locations not subject to flooding.

6. Review of current zoning, land use intent, building height and floor space ratio together with the flood hazard context, particularly for the Mixed Use zone around King Street, Prince Lane and Prince Street
7. Review of land use west and south of Knox Park to ensure consistency between recently updated flood studies, future flood risk management plan, the LEP and DCP.
8. Finalise the review of Murwillumbah's Heritage Conservation Areas and update land use and development outcomes accordingly.
9. Undertake a Precinct Master Plan for South Murwillumbah to identify alternative land uses for flood affected land (including lots subject to the NSW Reconstruction Authorities Buy Back Scheme and Council's Industrial Land Swap program and detailed planning for the Murwillumbah Station/Rail Trail Precinct. The master planning process is to consider:
 - a. Land uses responsive to the flood hazard context of the area.
 - b. Separation from agricultural land.
 - c. Land use opportunities around the Northern Rivers Rail Trail precinct.
 - d. Pedestrian and cycle accessibility between the town centre and Northern Rivers Rail Trail precinct, including pedestrian and cyclist safety across the Murwillumbah Bridge.
 - e. Landscape design and urban design improvements around the Rail Trail Precinct and between the Rail Trail Precinct and the Murwillumbah Town Centre to the west to improve accessibility and legibility.
10. Retain, protect and, where possible, enhance the riparian corridors within and adjoining the Development Focus Area, including Tweed River, Murwillumbah Creek and Condong Creek corridors.
11. Public access to the Tweed River corridor is to be maintained and enhanced where possible.
12. Progressively implement the recommendations of the Murwillumbah CBD Levee and Drainage Study 2018 and South Murwillumbah Floodplain Risk Management Study 2019
13. Necessary infrastructure upgrades include the following and should be considered in the context of Part 3 – Tweed's growth management framework, Growth Pathways.

Infrastructure considerations – Murwillumbah Town Centre

Wastewater

The Murwillumbah Wastewater Treatment Plant is currently at capacity. Most new development is reliant on two future stages of approximately 8,000 EP each over the coming 5-8 year period.

The Murwillumbah Town Centre also requires the provision of infrastructure including additional gravity mains, rising mains and pump stations.

Water supply

Water security through the raising of the Clarrie Hall Dam wall is essential to maintain water supply for Tweed's projected growth. Future growth will need to be carefully staged and aligned with confirmed water supply capacity to support sustainable development.

The impact of demand on upstream trunk infrastructure, trunk mains, reservoir storage and pump stations servicing this area needs to be assessed, as well as additional reservoir storage, trunk main and pump station capacity.



DFA 17	Wardrop Valley – Planned Growth Area (Wardrop Valley East)
DFA 18	Wardrop Valley – Potential Future Growth Areas (Wardrop Valley West)

Wardrop Valley includes two Growth Pathways for its development. Council has progressed a Planning Proposal to utilise the Wardrop Valley East Precinct for industrial purposes that will contribute at least 230 new jobs in the short to medium term under Growth Pathway 2 by rezoning the land from RU2 to E1 Local Centre, E3 Productivity Support, E4 General Industrial, RE1 Public Recreation, C2 Environmental Conservation and C3 Environmental Management Zones.

The broader balance area (known as Wardrop Valley West) is a Future Growth Development Focus Area (Pathway 3) that has the potential for up to 1,872 new homes and as many as 3,470 jobs. This represents the most significant employment area outside of the Tweed Heads City Centre area and will provide substantial and ongoing long-term capacity for Tweed’s future employment. The latter area is, however, not without significant challenges including a lack of infrastructure servicing, slope, native vegetation and ecologically significant areas, visual impact, transport connections and an array of other challenges requiring detailed investigation.

1. Wardrop Valley East will accommodate a mix of industrial and employment generating land uses that complement the adjoining Industry Central precinct and may not otherwise be accommodated within Murwillumbah Centre (such as bulky goods and industry based training uses). This area will be the first to develop in the short to medium term in line with Growth Pathway 2.
2. Additional employment generating land uses may be suitable for the north-west of the Development Focus Area (known as Wardrop Valley West), subject to assessment of flood hazard, accessibility, isolation / evacuation, integration and relationship with Industry Central and economic need. This area has no current enabling critical infrastructure capacity or planning in place and therefore represents a longer term development in line with Growth Pathway 3.
3. Filling and land form modifications in the north-west of the Development Focus Area to accommodate a change of land use must be considered in the context of impacts on flood behaviour, scenic amenity values, adjoining agricultural land and environmental values before this land is considered suitable for rezoning.
4. Large lot residential may be appropriate in some confined areas of Wardrop Valley West on the more elevated parts, particularly in proximity to Tweed Valley Way. Access is to occur from Tweed Valley Way rather than through Industry Central and Wardrop Valley Road due to incompatibility in land uses, environmental values, slope and flood hazard. Residential lots in this location may be a future appropriate local housing supply alternative in the context of land buy back and relocations from South Murwillumbah. Extensive and detailed investigations are required to determine site-based values, planning responses, infrastructure supply, traffic impact, natural hazard and environmental values.
5. The capacity and standard of the road network, particularly Quarry Road and Lundberg Drive, require further investigation before any rezoning occurs. The assessment is also to include consideration of immunity and isolation / evaluation opportunities in a flood event.
6. A small Neighbourhood Centre supporting the industrial worker base is supported in Wardrop Valley East where it does not undermine the role and function of other centres or introduce additional non-worker traffic to the area.

7. Areas of highest environmental value (including buffers) are to be identified through further investigations in both Wardrop Valley East and West, and excluded from the Development Focus Area. These locations are to be included in the Conservation Zone, particularly where corresponding with other constraints and values including steep land, bush fire and flood hazard areas.
8. A Strategic Bush Fire Study is to be prepared to determine the bushfire hazard context in both Wardrop Valley East and West. The study will:
 - a. inform appropriate development layout (including minimum lot sizes) and land uses based on the risk profile of the Development Focus Area.
 - b. Access and egress arrangements.
 - c. Access to infrastructure.
 - d. Impact on emergency services.
 - e. Identify appropriate bushfire protection measures, including APZs, at the subdivision stage to further mitigate bushfire risk.
9. Any future development of the Development Focus Area will be required to address the relevant flood planning provisions of the LEP and DCP to ensure compatibility with the flood function and behaviour on the land, and to ensure development incorporates appropriate mitigation measures to manage flood risk to people and property.
10. Development is to avoid steep slopes, particularly where corresponding with significant vegetated areas and bushfire hazard. Development outcomes, lot layout and building design will need to be informed by a geotechnical assessment and the requirements of the LEP / DCP at the development assessment stage.
11. Activities that require substantial land form modification, such as large format industrial uses and warehousing, are unlikely to be suitable for sloping parts of the Development Focus Area and any changes to zoning should seek to avoid these uses.
12. Investigations will be required into the agricultural values of the Development Focus Area, as well as the utility for agricultural activities (i.e. size and connectivity with other agricultural areas) before a change of land use is made. Where agricultural values are present, exclusion of the mapped area from the Development Focus Area and appropriate buffers is required.
13. Necessary infrastructure upgrades include the following and should be considered in the context of *Part 3 – Tweed’s growth management framework, Growth Pathways*.

Infrastructure considerations – Wardrop Valley

Wastewater

The Murwillumbah Wastewater Treatment Plant is currently at capacity. Most new development is reliant on two future stages of approximately 8,000 EP each over the coming 5-8 year period.

Planning for the future upgrades of the Murwillumbah WWTP has allowed for 2,300 EP to support employment in the Tweed, with a cap of 10 ET/ha.

DFA 17 will need to provide all infrastructure necessary to service this area. Connections will be to Council's SPS 1028 Lundberg Drive South. Additional conveyance infrastructure will be needed from the industrial zone to WWTP.

DFA 18 is not included in the Wastewater Development Service Plans (DSP) and there are no plans to service the area at this point in time. To bring consideration of this site forward, DFA18 will need to be serviced by a private Water Industry Competition Act Scheme (WIC Act Scheme) in line with Council's current adopted position.

Water supply

Water security through the raising of the Clarrie Hall Dam wall is essential to maintain water supply for Tweed's projected growth. Future growth will need to be carefully staged and aligned with confirmed water supply capacity to support sustainable development.

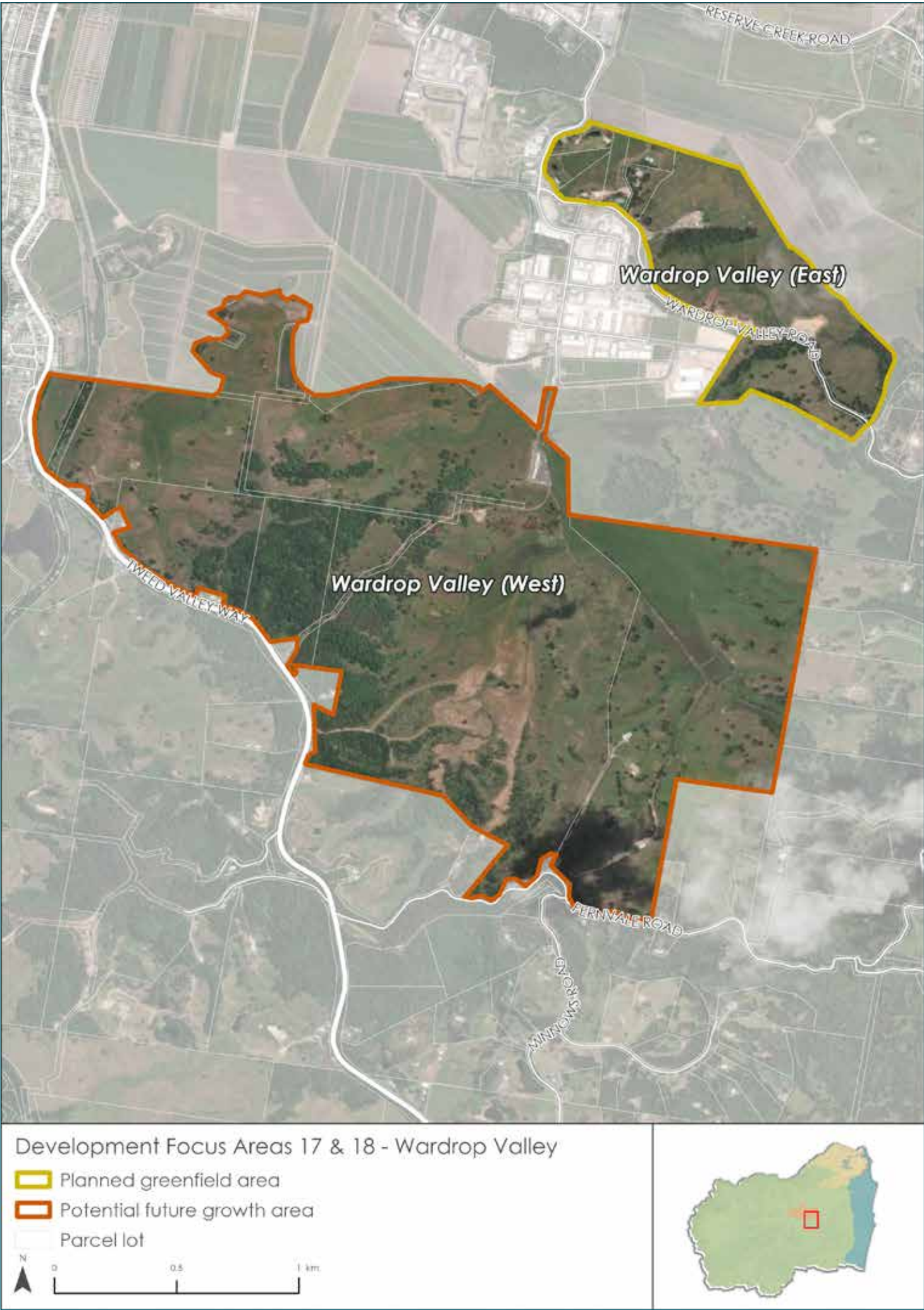
Demand beyond the planned growth will create demand on upstream trunk infrastructure, trunk mains, reservoir storage and pump stations servicing this area which will need to be assessed, however, network planning investigations that have been completed to date have identified significant new mains and upgrades will be required to service this area.

DFA 18, this area is not included in the Water Development Service Plans (DSP) and there are no plans to service the area. However, if this area were to be serviced by the public water supply system, the development proponent would need to provide all new local infrastructure required to service this area.

Transport

Upgrades to the Quarry Road bridge passing Condong Creek.

Additional investigations to determine road access points, capacity and upgrades will be required prior to development occurring.



Sub-region 4: Tweed Rural Hinterlands

The Rural Hinterland and Productive Surrounds sub-region encompasses extensive natural, cultural and agricultural landscapes. In addition to protecting and supporting productive rural lands, a key strategic focus is maintaining the viability and function of rural villages, recognising their critical role in servicing dispersed communities and supporting the broader rural economy. Growth patterns in this sub-region will occur as follows:

- Growth in the sub-region will be accommodated through:
 - a. Rural reforms to enable secondary dwellings and detached dual occupancy on lots with a minimum lot size (MLS) of 5ha. Also, revising the criteria associated with rural workers dwelling to remove the ‘isolation’ criteria.
 - b. Take-up of under-utilised and existing zoned employment and residential land in existing rural village extents.
 - c. Delivery of a Development Focus Area – Future Growth at Mooball.
 - d. Small, co-ordinated and incremental expansion of appropriate rural villages over time and where meeting key tests identified in Part 4 – Tweed growth outcomes, Direction 1.3 – Rural Village Expansion.
- The viability of rural villages and variety of housing choices will be supported through the development of village expansion criteria. This criterion is directed under region-wide housing policy, which supports limited expansion to current boundaries and ensuring a focus on protecting the established character of the community.
- Criteria for village expansion will ensure effective infrastructure servicing and manage the interface with agricultural buffers.
- The Development Focus Area at Mooball is to provide coordinated development of available land near the existing village centre with local strategies to ensure the necessary consideration of infrastructure servicing before development can proceed.
- The Rural Lands Strategy will continue to provide detailed direction on land use issues and action in rural areas.
- Rural Strategies to be supported by amendments to the LEP and formation of a new rural land DCP section which will enable certain rural housing, boundary adjustment and agritourism opportunities.



Rural villages and rural housing

Desired future character

The Tweed's rural villages and rural landscapes will continue to evolve in a way that supports local housing needs while protecting their distinct rural character, scenic qualities and environmental values. Growth and change will be carefully managed to reinforce the role of rural villages as small, close knit settlements that serve local communities, rural workers and people seeking to age in place, without undermining their scale, character or relationship to the surrounding countryside.

In the RU1 Primary Production and RU2 Rural Landscape zones, limited additional housing opportunities will be enabled on appropriately sized and configured allotments to support rural living, net environmental benefit and agricultural productivity. This will include secondary dwellings and detached dual occupancies on lots with a minimum lot size (MLS) of 5ha, delivered in accordance with clear design, siting and separation requirements. Greater flexibility will be provided to support boundary adjustments and merit based consideration of dwellings on existing undersized RU2 allotments where improved siting can address hazard constraints.

Rural villages will retain well defined boundaries, with development that respects prevailing streetscapes, vegetation patterns, zoning intent and built form character. Growth beyond existing village boundaries will be limited and only supported where it satisfies adopted village expansion criteria, responds to local community needs and can be adequately serviced by infrastructure. Expansion of Tumbulgum will not be supported due to its exposure to high flood hazard.

Most growth within rural villages will be accommodated through sensitive infill development consistent with village character. In larger villages, including Burringbar, Tyalgum and Uki, this will include secondary dwellings, dual occupancies, some small lot housing and limited low rise multi dwelling forms where they align with the prevailing streetscape. In smaller villages such as Chillingham, Crabbes Creek and Stokers Siding, infill development will be more limited and guided by demonstrated local need. Any future expansion in Burringbar, Uki and Tyalgum will be subject to master planning and will respond carefully to community input, flood risk, natural features and established village form.

Rural Village and Housing Strategies

1. Progressively undertake a series of rural land and rural housing reforms through amendments to the LEP and DCP as identified within Directions 1.3 and 1.4 including:
 - **Enabling dual occupancy (detached) and secondary dwellings on lots with a minimum lot size (MLS) of 5ha in RU1 and RU2 zones.**
 - Enabling dwelling opportunities on existing undersized rural allotments in RU2 zones, excluding former road reserve slithers and land mapped as Important Farmland.
 - Enabling additional flexibility in relation to boundary adjustments on existing and undersized rural allotments in RU1 and RU2 zones.
 - Enabling additional flexibility in relation to rural workers' dwellings.
 - Developing Agritourism planning provisions.
 - **Developing a Rural Land DCP**
2. Prepare character statements for rural villages for inclusion within the Tweed DCP for Burringbar, Mooball, Tyalgum, Crabbes Creek and Uki. Character Statement planning processes are to review opportunities for small scale incremental growth opportunities in consideration of the rural village expansion criteria (Direction 1.3).



Mooball

Desired future character

Mooball will retain its character as a small rural village set within a distinctive hinterland landscape, with urban growth contained to maintain a clear separation from surrounding rural zones. Development will reinforce Mooball’s role as a close knit rural community and protect its landscape setting, village scale and rural identity.

The Tweed Valley Rail Trail will continue to shape Mooball’s character and economic role. Development will protect the function and amenity of the rail trail, with non residential uses focused on meeting the day to day needs of the local community or having a direct relationship with rail trail based tourism and visitor activity.

Mooball’s Potential Future Growth Areas will accommodate longer term residential growth subject to the provision of suitable infrastructure, including an appropriate private wastewater scheme. Development will only proceed once infrastructure, environmental, bushfire and flood constraints are resolved, and will be guided by master planning that integrates environmental values and provides safe vehicular and pedestrian connections to Tweed Valley Way.

Development Focus Area Strategies

Mooball includes one Development Focus Area – Mooball (Potential Future Growth Areas).

DFA 19	Mooball Village -Potential Future Growth Areas
1. Development of this Development Focus Area relies on the provision of suitable wastewater infrastructure. Council is not in a position to support use of the existing reticulated system and requires development to use a Private Wastewater Scheme under the WIC Act. 2. No development of this land is to occur prior to the resolution of item (1). 3. The environmental values of the Development Focus Area are to be further assessed through the master plan review process and subdivision application process and incorporated into the subdivision design, including investigating opportunities to connect existing patches of vegetation through corridors to adjoining larger vegetation communities and buffers to vegetation on adjoining land. 4. A future subdivision development application process is to address site hazards and constraints including: a. Bushfire risk to be managed through a Strategic Bushfire Study that informs development layout, land use and subdivision design, including appropriate separation from hazardous vegetation, safe access and egress arrangements, and incorporation of required bushfire protection measures such as asset protection zones. b. Flood risk to be managed through updated flood risk and stormwater modelling demonstrating that future development does not result in worsening of flooding or stormwater conditions for existing developments and residents. c. Site structure planning and subdivision design having regard to the site’s steep topography and vulnerability to land slip. 5. Vehicular and pedestrian linkages, including primary and secondary access points are to be provided to Tweed Valley Way. 6. Necessary infrastructure upgrades include the following and should be considered in the context of Part 3 – Growth Pathways.	



Infrastructure considerations – Mooball

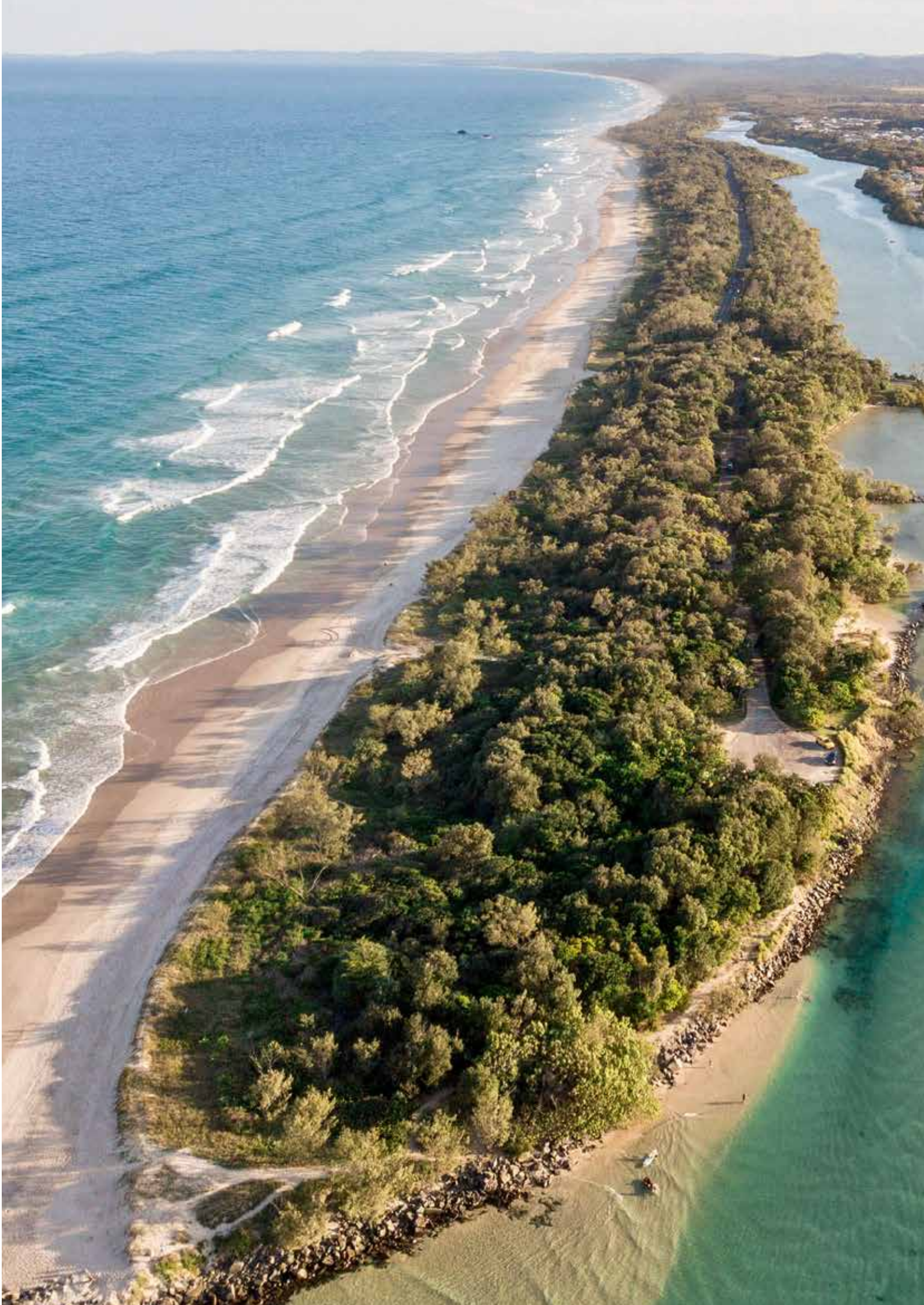
Wastewater

Private Wastewater schemes (under WIC Act).

Water supply

Water security through the raising of the Clarrie Hall Dam wall is essential to maintain water supply for Tweed’s projected growth. Future growth will need to be carefully staged and aligned with confirmed water supply capacity to support sustainable development.

All new local infrastructure required to service this area including reticulation, a reservoir and water pump station to boost pressure in the higher areas is to be provided by the development. The impact on upstream trunk infrastructure, trunk mains, reservoir storage and pump stations servicing this area is to be assessed, as well as additional reservoir storage, trunk main and pump station capacity.



Part 5: Implementation

GMHES Implementation table

Delivery of the GMHES is underpinned by a series of further investigations, planning proposals, planning instrument updates, advocacy and collaboration with key partners to realise outcomes. The implementation table below does not include every action contained within Part 4 Tweed Growth Outcomes, but does include a series of short, medium and long-term implementable actions. This implementation plan will be updated in alignment with the Council’s Delivery Program and Operational Plan updates to enable a review and recalibration of priorities.

- Codes:**
0-5yrs – Short term
5-10yrs – Medium term
10-15 yrs – Long term
+15yrs – Beyond timeframe of GMHES
LEP – Tweed Local Environmental Plans
DCP – Tweed Development Control Plan
DSP – Tweed Development Service Plan
TSC - Tweed Shire Council funded / resourced
- State Gov – State Government Agencies
RA NSW – Reconstruction Authority NSW
Funded - Actions currently funded
Unfunded - Actions currently unfunded
Grant – All or part of an action rely on grant funding
Private – Action initiated / funded by private entity.
Site dependent - Action applies to wide range of sites with mix of TSC, private and grant dependent resourcing.
TBLALC- Tweed Byron Local Aboriginal Land Council

GROWTH MANAGEMENT OUTCOME 1 – DIVERSE HOMES IN THE RIGHT LOCATIONS						
No	Action	Intent	Timeframe	Pathway	Delivery partners	Funding
1	Development Focus Areas to be developed in accordance with the Tweed’s Growth Framework and Growth Pathways (Part) and the Tweed Growth Outcomes (Part 4).	Establish a framework for orderly and sequenced development to meet growth needs.	0-15yrs Infrastructure Capacity Dependent	LEP DCP	TSC State Gov Landowners	Site Dependent
2	Merge the Tweed City Centre LEP 2012 and Tweed LEP 2014 into a single LEP.	Simplify the Tweed planning framework.	5-10yrs	LEP	TSC State Gov	TSC
3	Review the LEP to facilitate additional low-rise diverse housing by reducing the minimum lot size in key locations within proximity of an employment zone, increasing the mapped distance threshold to enable low rise diverse housing types within Urban Renewal Areas (as identified in Part 4 – Tweed growth outcomes).	Enable additional low rise diverse housing.	0-15years	LEP	TSC State Gov	TSC
4	Review the LEP to implement minimum dwelling density requirements to prohibit low density development (such as dwelling houses) in medium density zones across the Tweed Shire to facilitate intended higher order development.	Avoid underdevelopment.	0-15yrs	LEP DCP	TSC State Gov Landowners	TSC
5	Amend the LEP to prohibit Caravan Parks and Manufactured Home Estates within RU2 Rural Landscape Zones and enable that land use within R1 General Residential zone.	Prevent inappropriate development within the Rural Zones and ensure diverse housing in right locations.	0-5yrs	LEP DCP	TSC State Gov Landowners	TSC

GROWTH MANAGEMENT OUTCOME 1 – DIVERSE HOMES IN THE RIGHT LOCATIONS						
No	Action	Intent	Timeframe	Pathway	Delivery partners	Funding
6	Develop a rural land section within the TDCP to support the rural reforms as stated within Directions 1.4 and 1.5 and heads of consideration identified within the Rural Land Strategy including provisions to leverage net environmental benefits, land management, weed management, vegetation and habitat restoration outcomes.	Develop a rural development control section within the TDCP to guide rural development.	0-5yrs	DCP	TSC Landowners	TSC
7	Advocate for State Government seeking reforms to: - prevent land banking by introducing sunset clauses on rezoned land, stronger developer-funded infrastructure agreements, delivery targets in approvals, and mechanisms for councils to use bonds or financial securities to incentivise timely development. - enable the ability for Councils to rate or levy dual occupancies or secondary dwellings that are non-strata in rural and residential environments, as well as multi-tenanted dwellings on a single title.	Facilitate a pipeline of land supply for development in step with growth demands and ensure Council can financially meet service demands.	0-5yrs	LEP DCP	TSC State Gov Landowners	TSC

GROWTH MANAGEMENT OUTCOME 2 – GROWTH INFORMED INFRASTRUCTURE						
No	Action	Intent	Timeframe	Pathway	Delivery partners	Funding
8	Undertake a review of Council's Developer Servicing Plans (DSP) and Capital Works Program (CWP) to ensure alignment with Part 4 – Tweed and Local Growth Outcomes.	Align strategic planning objectives with infrastructure delivery programs.	0-5yrs	DSP	TSC State Gov	TSC
9	Advocate to the NSW Government to expedite the approval of the Clarrie Hall Dam raising project and undertake a targeted review of options for Tweed's infrastructure delivery frameworks, aimed at fast tracking construction of the infrastructure to support the anticipated rate of growth and urgent delivery of Development Focus Areas in the Tweed.	Advance Clarrie Hall as a critical infrastructure project.	0-1yrs	EIS / Approvals Process DSP	TSC State Gov	Unfunded

GROWTH MANAGEMENT OUTCOME 2 – GROWTH INFORMED INFRASTRUCTURE						
No	Action	Intent	Timeframe	Pathway	Delivery partners	Funding
10	Continue to investigate a range of water supply options, coupled with demand management options, to ensure Tweed's long term water security.	Ensure water security.	0-5yrs	DSP	TSC State Gov	TSC
11	Collaborate with Transport for NSW, relevant Queensland agencies and key stakeholders to plan for an integrated transport network that supports growth, including: - the delivery of major M1 interchange upgrades, - preparation of a Tweed Place-Based Transport Plan and development of an Active Travel Strategy, - protection of land for a regional-scale multi-modal public transport interchange at Minjungbal Drive, - investigation of improved cross-border road and public transport connectivity between major centres, the Gold Coast Airport, Tweed Valley Hospital, Coolangatta and towns across the Tweed and, - Strengthened public transport networks with higher frequency.	Transport infrastructure to accommodate future growth demands.	0-5yrs	Tweed Road Development Strategy Tweed Pedestrian and Bike Plan TfNSW Public Transport Strategy	TSC State Gov	State Gov

GROWTH MANAGEMENT OUTCOME 3 – PROTECTING THE NATURAL ENVIRONMENT						
No	Action	Intent	Timeframe	Pathway	Delivery partners	Funding
12	Continue to advance the Tweed Conservation Zone review across the Shire to protect high-value natural areas.	Protecting Tweed's high environmental value and ecologically sensitive lands.	0-5yrs	LEP	TSC State Gov Landowners	TSC
13	Develop mapping to identify land of ecological significance and map ecological prioritisation.	Ensure areas of high environmental value are protected from adverse impacts of development and biodiversity corridors are enhanced.	0-5yrs	Tweed Conservation Strategy LEP DCP	TSC	TSC

GROWTH MANAGEMENT OUTCOME 4 – DISTINCT COMMUNITIES AND VALUED LIFESTYLES						
No	Action	Intent	Timeframe	Pathway	Delivery partners	Funding
14	Prepare character statements for key urban settlements for inclusion within the Tweed DCP.	Character statements to guide future development.	0-5yrs	LEP DCP	TSC Landowners	TSC
15	Revise and periodically update the Tweed's Aboriginal Cultural Heritage Management Plan (ACHMP) and mapping and practices, including the NSW Government Connecting with Country Framework, in coordination with Tweed Byron Local Aboriginal Land Council..	Growth recognises and engages with Aboriginal and Torres Strait Islander knowledge, culture, and tradition.	Ongoing	Tweed Aboriginal Cultural Management Plan	TSC TBLALC Aboriginal Community Landowners	TSC

GROWTH MANAGEMENT OUTCOME 5 – PROSPEROUS AND PRODUCTIVE PLACES						
No	Action	Intent	Timeframe	Pathway	Delivery partners	Funding
16	Review land use zoning to expand the range of employment generating opportunities across the fill approved parts of Lot 1 DP1192506 (currently Australia Bay Lobsters) subject to appropriate traffic management and flood risk mitigation.	Broaden employment opportunities.	0-5yrs	LEP DCP	TSC State Gov Landowners	Private
17	Support the existing SEPP provisions for agritourism which are ancillary to the commercial farm for agritourism, farm gate premises and farm gate experiences through incorporating the standard instrument clauses within the TLEP and supporting those clauses with provisions within a Rural Lands section of the TDCP.	Broaden agritourism opportunities.	0-5yrs	LEP DCP	TSC State Gov Landowners	TSC
18	Undertake an economic analysis to inform a policy position on the appropriate number of hosted and unhosted days per year properties can be listed for short-term rental accommodation (STRA) or holiday letting and identification of properties where STRA is not permitted.	Determine the impact and devise a policy position in relation to STHL within the Tweed.	0-5yrs	SEPP	TSC State Gov	State Gov TSC

GROWTH MANAGEMENT OUTCOME 6 – RESILIENT PLACES AND COMMUNITIES						
No	Action	Intent	Timeframe	Pathway	Delivery partners	Funding
19	Progressively update and align Council's planning frameworks using the technical outputs of Council's flood risk management program, including investigating and, where appropriate, extending the application of Climate Change Defined Flood Levels across a broader range of development types beyond greenfield subdivision through amendments to the LEP and the DCP.	Coordinate flood risk planning outcomes with the LEP & DCP.	0-5yrs	LEP DCP	TSC	TSC
20	Progressively update and align Council's planning frameworks to reflect the strategic directions and actions of the Northern Rivers Disaster Adaptation Plan, once adopted, and to support settlement-scale risk reduction and climate adaptation outcomes, through amendments to the LEP and the DCP.	Coordinate Disaster Risk Adaptation Plan outcomes with the LEP & DCP.	0-5yrs	LEP DCP	TSC	TSC
21	Use technical outputs from Council's Coastal Management Program(s), such as the Stage 2 Coastal Hazard Assessment (January 2025), to inform future updates to Council's LEP and DCP.	Coordinate coastal management planning outcomes with the LEP & DCP.	0-5yrs	LEP DCP	TSC	TSC
22	Advocate to the NSW Reconstruction Authority for funded, finer-scale disaster adaptation master planning (DAP) under the Northern Rivers Disaster Adaptation Plan to inform infill growth and mitigation infrastructure needs in key growth locations.	Ensure ongoing funding for finer grain disaster adaptation plans.	Ongoing	DAP	TSC NSW RA	TSC Grant

LOCAL GROWTH OUTCOMES – SUBREGION 01 – TWEED HEADS AND SURROUNDS						
No	Action	Intent	Timeframe	Pathway	Delivery partners	Funding
TWEED CITY (URBAN RENEWAL AREA) DFA 01						
23	Undertake a review of the Tweed City Centre Local Environmental Plan 2012 (TCCLEP) and Tweed City Development Control Plan 2012 (TCDCP) to ensure the intended land use and built form outcomes are being achieved across the Development Focus Area in alignment with the Local Growth Outcomes (Tweed City – DFA 01).	Calibrate development standards and uplift opportunities.	0-5yrs	LEP DCP	TSC State Gov Landowners	TSC Grant
24	In coordination with the TCCLP and TCDCP review, undertake a strategic review of the Tweed Heads water and wastewater infrastructure network to enable and facilitate future development outcomes in alignment with the Local Growth Outcomes (Tweed City – DFA 01).	Coordinate development outcomes and infrastructure planning.	0-5yrs	LEP DCP DSP	TSC	TSC Grant
25	Prepare a Tweed Heads City Centre Urban Design and Landscape Master Plan to identify priority urban design and public realm and landscape upgrades within the Tweed Heads City Centre Precinct. The Master Plan will guide Council's future civil works programs and establish urban design and landscape requirements for future development.	Improve urban design and landscape design within the City Centre.	0-5yrs	Urban Design & Landscape Master Plan	TSC	TSC Grant
26	Deliver increased tree canopy on public and private land throughout the Tweed Heads City Centre Development Focus Area, including through deep soil planting areas, new and upgraded boulevards and within the public realm in line with Council's Cool Towns: Tweed Shire Urban Forest Project.	Increase tree canopy within the City Centre Precinct.	Ongoing	Tweed City Centre Masterplan. DA Processes	TSC Landowners	TSC Grant Private

No	Action	Intent	Timeframe	Pathway	Delivery partners	Funding
BORDER PARK (POTENTIAL FUTURE GROWTH AREAS) DFA 02						
27	Retain the land use intent of the Border Park site (Border Park – DFA 02) in line with the E3 Productivity Support zone, including business park, knowledge, innovation and technical sectors aligned with Southern Cross University and Gold Coast Airport, supported by coordinated infrastructure and planning investigations with Gold Coast City Council to enable development sufficient to meet projected employment land needs to 2041.	Facilitate high order employment opportunities.	0-15yrs Infrastructure dependent	DSP	TSC GCCC State Gov	TSC Private
KENNEDY PLAZA PRECINCT (URBAN RENEWAL AREA) DFA 03						
28	Review the land uses and development standards identified in the LEP and DCP in relation to the Kennedy Plaza Urban Renewal Area (Kennedy Plaza – DFA 03) through a precinct planning process in alignment with the Local Growth Outcomes.	Facilitate low rise diverse housing within proximity to Kennedy Plaza Neighbourhood Activity Centre.	0-5yrs	LEP DCP	TSC Landowners State Gov	TSC
MINJUNGBAL DRIVE (URBAN RENEWAL AREA) DFA 04						
29	Review the land uses and development standards identified in the LEP and DCP in relation to the Minjungbal Drive Development Focus Area (Minjungbal Drive – DFA 04) through a precinct planning process in alignment with the Local Growth Outcomes.	Facilitate a greater mix of employment and residential land uses within proximity to Tweed City Regional Activity Centre.	0-5yrs	LEP DCP	TSC Landowners State Gov	TSC
BANORA POINT (URBAN RENEWAL AREA) DFA 05						
30	Review the land uses and development standards identified in the LEP and DCP in relation to the Banora Point Urban Renewal Area (Banora Point – DFA 05) through a precinct planning process in alignment with the Local Growth Outcomes.	Facilitate a greater mix of employment and residential land uses within proximity to Banora Point District Activity Centre.	0-5yrs	LEP DCP	TSC Landowners State Gov	TSC

No	Action	Intent	Timeframe	Pathway	Delivery partners	Funding
BILAMBIL HEIGHTS (PLANNED GREENFIELD AREA) DFA 06						
31	Prepare a Development Control Plan and Infrastructure Contributions Plan across the Bilambil Heights Planned Greenfield Area (Bilambil Heights – DFA 06) to ensure coordination between land use, infrastructure networks and developer contributions. The DCP is to reflect key outcomes of the State Significant Project approval.	Coordinate development outcomes and infrastructure planning.	5-10yrs	LEP DCP DSP	TSC Landowners State Gov	TSC Private
TERRANORA (PLANNED GREENFIELD AREA) DFA 07						
32	Continue to support the ongoing development of the Terranora (Area E DCP) Planned Greenfield Area (Terranora – DFA 07), in line with planned infrastructure capacity. Any updated master planning or revisions to the DCP are to be in alignment with the Local Growth Outcomes.	Coordinate development outcomes and infrastructure planning.	0-5yrs	LEP DCP DSP	TSC Landowners State Gov	TSC Private
COBAKI (PLANNED GREENFIELD AREA) DFA 08						
33	Continue to support the planned stage development of Cobaki for a range of residential and non-residential uses to service 10,000-12,000 new residents (approx. 5500 dwellings) over time in alignment with the Local Growth Outcomes.	Coordinate development outcomes and infrastructure planning.	0-15yrs	LEP DCP DSP	TSC Landowners State Gov	TSC Private

LOCAL GROWTH OUTCOMES – SUBREGION 02 – TWEED COAST						
No	Action	Intent	Timeframe	Pathway	Delivery partners	Funding
KINGSCLIFF (GALES LAND) (PLANNED GREENFIELD AREA) DFA 09						
34	A developer-led master planning process is to inform a subsequent Planning Proposal in alignment with Local Growth Outcomes (Kingscliff Gales Land – DFA 09).	Coordinate development outcomes and infrastructure planning.	0-15yrs	LEP DCP DSP	TSC Landowners State Gov	TSC Grant
KINGSCLIFF INTEGRATED HOUSING (URBAN RENEWAL AREA) DFA 10						
35	Review the LEP and DCP in relation to the Kingscliff Integrated Urban Renewal Area (DFA 10) to enabling the diversification of housing options include a range of low-rise diverse housing types and medium density housing types in alignment with the Local Growth Outcomes (Kingscliff Integrated Housing – DFA 10).	Facilitate low rise diverse housing and medium density housing outcomes.	5yrs	LEP DCP DSP	TSC Landowners State Gov	TSC State Gov
KING FOREST (PLANNED GREENFIELD AREA) DFA 11						
36	Continue to support the planned stage development of Kings Forest (DFA 11) for a range of residential and non-residential uses to service 10,000-12,000 new residents (approx. 4500 dwellings) over time in alignment with the Local Growth Outcomes (Kings Forest – DFA 11).	Coordinate development outcomes and infrastructure planning.	0-15yrs	LEP DCP DSP	TSC Landowners State Gov	TSC
CABARITA BEACH (URBAN RENEWAL AREA) DFA 12						
37	Review the land uses and development standards identified in the LEP and DCP in relation to the Cabarita Urban Renewal Area through a precinct planning process in alignment with the Local Growth Outcomes (Cabarita Beach – Urban Renewal Area DFA 12).	Facilitate low rise diverse housing outcomes.	5yrs	LEP DCP DSP	TSC Landowners State Gov	TSC

No	Action	Intent	Timeframe	Pathway	Delivery partners	Funding
POTTSVILLE (URBAN RENEWAL AREAS) DFA 13						
38	Review the land uses and development standards identified in the Tweed Local Environmental Plan 2014 and Development Control Plan in relation to the Pottsville Urban Renewal Area through a precinct planning process in alignment with the Local Growth Outcomes (Pottsville Urban Renewal Area – DFA 13).	Facilitate low rise diverse housing outcomes.	5yrs	LEP DCP DSP	TSC Landowners State Gov	TSC
POTTSVILLE WEST (POTENTIAL FUTURE GROWTH AREAS) DFA 14						
39	A developer-led master planning process is to inform a subsequent Planning Proposal in alignment with Local Growth Outcomes (Pottsville West – DFA 14) and informed by a detailed constraints and values assessment where development need and infrastructure serviceability can be demonstrated.	Coordinate longer term development outcomes and infrastructure planning.	+15yrs Infrastructure dependent	LEP DCP DSP	TSC Landowners State Gov	TSC

LOCAL GROWTH OUTCOMES – SUBREGION 03 – MURWILLUMBAH						
No	Action	Intent	Timeframe	Pathway	Delivery partners	Funding
NORTH ARM ROAD (PLANNED GREENFIELD AREA) DFA 15						
40	A developer-led master planning process is to inform a subsequent Planning Proposal in alignment with Local Growth Outcomes (North Arm Road – DFA 15) and informed by a detailed constraints and values assessment where development need and infrastructure serviceability can be demonstrated.	Facilitate residential land development outcomes and coordinate infrastructure planning.	0-5yrs	LEP DCP DSP	TSC Landowners State Gov RA NSW	TSC Private
No	Action	Intent	Timeframe	Pathway	Delivery partners	Funding
MURWILLUMBAH TOWN CENTRE (URBAN RENEWAL AREA) DFA 16						
41	Undertake a review of the Murwillumbah Town Centre DCP which continues to assert Murwillumbah town centre role as a strategic centre for the surrounding rural villages and rural hinterland by providing a range of services, including major civic facilities operated by Council and providing for low-scale development that protects its strong heritage streetscapes.	Update Murwillumbah DCP and LEP	0-5yrs	LEP DCP	TSC Landowners State Gov	TSC
42	Continue to support incremental housing diversity and accommodation types in Murwillumbah town centre and surrounds, while avoiding new or intensified residential development in flood hazard areas in alignment with the Local Growth Outcomes (Murwillumbah Town Centre – DFA 16).	Facilitate a greater mix of employment and residential land uses within Murwillumbah Town Centre.	0-5yrs	LEP DCP	TSC Landowners State Gov	TSC
43	Review zoning and development controls (land use intent, height and FSR) in the flood hazard context—particularly the Mixed Use area around King Street, Prince Lane and Prince Street (west/south of Knox Park)—to align updated flood studies and the future flood risk management plan with the LEP/DCP and prevent residential intensification in flood-prone areas.	Update Murwillumbah DCP and LEP	0-5yrs	LEP DCP	TSC Landowners State Gov	TSC

No	Action	Intent	Timeframe	Pathway	Delivery partners	Funding
MURWILLUMBAH TOWN CENTRE (URBAN RENEWAL AREA) DFA 16						
44	As part of the Murwillumbah DCP review, consider the future use of the former bowls club site and adjoining land (land bound by Condong Street, Brisbane Street, Prince Street, Commercial Road) to enable retail development (full-line supermarket), subject to consideration of: a. Economic need for another in town supermarket and suitable alternative locations within the catchment. b. Loss of private recreation (RE2 Private Recreation). c. Relationship with the existing central business area including impacts on the primary and role of the central business area and main street, pedestrian connectivity between the central business area and the site.) d. Amenity impacts on adjoining and surrounding land uses, particularly residential uses. e. Flood hazard and risk, including requirements for fill, flood storage, isolation and evacuation opportunities. f. Activation of the street frontages.	Facilitate a greater mix of retail and employment land uses within Murwillumbah Town Centre.	0-5yrs	LEP DCP	TSC Landowners State Gov	TSC Private
45	Undertake a Precinct Master Plan for South Murwillumbah to identify alternative land uses for flood affected land, including lots subject to the NSW Reconstruction Authority's Buy Back Scheme and Council's Industrial Land Swap program, and detailed planning for the Murwillumbah Station/Rail Trail Precinct. Integrate any outcomes into the TLEP and DCP.	Flood resilient land use review. Public domain improvements to the Rail Trail Precinct.	0-5yrs	LEP DCP	TSC Landowners State Gov RA NSW	TSC RA NSW

No	Action	Intent	Timeframe	Pathway	Delivery partners	Funding
WARDROP VALLEY (EAST) (PLANNED GREENFIELD AREA) DFA 17						
46	Continue to progress a planning proposal supported by a master plan to rezone the site to accommodate a mix of industrial and employment generating land uses that complement the adjoining Industry Central precinct and may not otherwise be accommodated within Murwillumbah Centre (such as bulky goods and industry-based training uses). This area will include a Biodiversity Stewardship area for offset planting and the future conservation and restoration of native vegetation and ecosystems.	Facilitate employment land development outcomes and coordinate infrastructure planning.	0-5yrs	LEP DCP DSP	TSC Landowners State Gov	TSC Private
WARDROP VALLEY (WEST) (POTENTIAL FUTURE GROWTH AREAS) DFA 18						
47	A developer-led master planning process is to inform a subsequent future Planning Proposal in alignment with Local Growth Outcomes (Wardrop Valley West - DFA 18) and informed by a detailed constraints and values assessment where development need and infrastructure serviceability can be demonstrated.	Coordinate longer term development outcomes and infrastructure planning.	+15yrs Infrastructure dependent	LEP DCP DSP	TSC Landowners State Gov	TSC

LOCAL GROWTH OUTCOMES – SUBREGION 04 – TWEED RURAL HINTERLANDS						
No	Action	Intent	Timeframe	Pathway	Delivery partners	Funding
48	Progressively undertake a series of rural land and rural housing reforms through amendments to the LEP and DCP as identified within Directions 1.4 and 1.5 including: - Enabling dual occupancy (detached) and secondary dwellings on lots with a MLS of 5ha in RU1 and RU2 zones. - Enabling dwelling opportunities on existing undersized rural allotments in RU2 zones, excluding former road reserve slithers and land mapped as Important Farmland. - Enabling additional flexibility in relation to boundary adjustments on existing and undersized rural allotments in RU1 and RU2 zones. - Enabling additional flexibility in relation to rural workers’ dwellings. - Developing Agritourism planning provisions. - Developing a Rural Land DCP.	Facilitate rural reforms including additional rural housing flexibility.	0-5yrs	LEP DCP	TSC Landowners State Gov	TSC
49	Prepare character statements for rural villages for inclusion within the Tweed DCP for Burringbar, Mooball, Tyalgum, Crabbes Creek and Uki. Character Statement planning processes are to review opportunity for small scale incremental growth opportunities in consideration of the rural village expansion criteria (Direction 1.4).	Character statements to guide rural village development.	0-5yrs	LEP DCP	TSC Landowners	TSC
Mooball (POTENTIAL FUTURE GROWTH AREAS) DFA 19						
50	A developer-led master planning process is to inform any future subdivision application in alignment with Local Growth Outcomes (Mooball – DFA 19) and informed by a detailed constraints and values assessment where development need and infrastructure serviceability can be demonstrated.	Coordinate longer term development outcomes and infrastructure planning.	+15yrs Infrastructure dependent	LEP DCP DSP	TSC Landowners State Gov	Private

Glossary

Glossary of terms and acronyms	
Term/acronym	Meaning
ACHMP	Aboriginal Cultural Heritage Management Plan.
Activity centre	A centre that concentrates services, jobs and amenities (such as retail, commercial and community uses) and forms part of a planned hierarchy of centres across the Shire.
APZ	Asset Protection Zone (bushfire protection area around development).
BAL	Bushfire Attack Level (used to describe bushfire risk exposure; e.g., BAL 29).
CSP	Community Strategic Plan.
CWP	Capital Works Program.
DA	Development Application.
DAP	Disaster Adaptation Plan (Northern Rivers).
DCP	Development Control Plan.
DFL	Climate Change Defined Flood Level.
DFA	Development Focus Area (a nominated growth area in the GMHES).
DSP	Developer Servicing Plan / Development Service Plan (context-dependent in the document; used for servicing/infrastructure planning).
EIS	Environmental Impact Statement.
EP	Equivalent Persons (used to express infrastructure servicing capacity, particularly for wastewater).
FSR	Floor Space Ratio.
GMHES	Growth Management, Housing and Employment Strategy.
Green belt	The network of natural areas, national parks and rural landscapes that separates settlements, helps retain distinct town/village identities, and supports ecological and recreational values.
HEV	High Environmental Value (used in reference to sensitive lands/areas).
Infill development	Additional development within existing urban areas (as distinct from greenfield development).
LEP	Local Environmental Plan.
LRDH	Low-rise diverse housing.
mAHD	Metres Australian Height Datum (elevation reference).
MLS	Minimum Lot Size.
Mitigation hierarchy	Avoid, minimise and manage environmental impacts, with residual impacts addressed through offsets/compensation.
NCRP	North Coast Regional Plan 2041.
OLS	Obstacle Limitation Surface (airspace protection surface relevant to the Gold Coast Airport).
OSSM	On Site Sewerage Management (system).
PBP	Planning for Bushfire Protection (NSW guidance document).

Glossary of terms and acronyms	
Term/acronym	Meaning
Planning Proposal	Process to amend a planning instrument (e.g., to rezone land or change development standards).
SDMP	State Disaster Mitigation Plan.
SEPP	State Environmental Planning Policy.
Settlement	A town, village, urban centre or community area where people live and/or work, with an identified role and function in the Shire’s settlement hierarchy and growth framework.
SEQ	South East Queensland.
SSP	State Significant Project.
SSD	State Significant Development.
SPS	Sewer Pump Station.
SSP	State Significant Project.
SSD	State Significant Development.
STRA	Short-term rental accommodation.
TBLALC	Tweed Byron Local Aboriginal Land Council.
TLEP	Tweed Local Environmental Plan (used in the implementation table to refer to Tweed LEP).
TREDS	Tweed Regional Economic Development Strategy.
TSC	Tweed Shire Council.
TfNSW	Transport for NSW.
Urban renewal	Change within existing urban areas to support additional housing and/or employment (often through zoning changes, updated controls, and infill development).
WIC Act (Scheme)	Water Industry Competition Act scheme (private water/wastewater servicing arrangement referenced for some areas, e.g., Pottsville West and Mooball).
WWTP	Wastewater Treatment Plant.
Zoning codes (examples)	Standard NSW planning zone abbreviations used in the document, for example: R1 General Residential; R2 Low Density Residential; R3 Medium Density Residential; R4 High Density Residential; E1 Local Centre; E2 Commercial Centre; E3 Productivity Support; E4 General Industrial; MU1 Mixed Use; RE1 Public Recreation; RE2 Private Recreation; RU1 Primary Production; RU2 Rural Landscape; RU5 Village; R5 Large Lot Residential; C2 Environmental Conservation; C3 Environmental Management.

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