



PIGGABEEN SPORTS COMPLEX MASTERPLAN

February 2022



TWEED
SHIRE COUNCIL



THE KEY MASTERPLAN MOVES

- 3 regulation fields instead of 1
- sub-surface drainage improvements
- car parking improvement and capacity increase
- player facility improvements
- administration facility improvements
- game day & corporate experience improvement
- community facility provision - intergenerational play, playground, fitness trail
- internal active travel network and universal access improvements
- lighting & signage improvements
- increased seating capacity
- bus layover and public transport access improvements



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DOCUMENT CONTROL

Job Name: Piggabeen Sports Complex Masterplan
 Client Contact: Murray Smith
 Project Manager: Dan Barr (danbarr@bettercitiesgroup.com)

Version	Date	Reviewed	Approved
V1	10 November 2021	BH	DB
Concept	28 November 2021	BH	DB
Final	02 February 2022	BH	DB



1.0 THE PROJECT | SITE ANALYSIS

Tweed Shire Council engaged Better Cities Group to prepare the Piggabeen Sports Complex Masterplan (the Plan). The Plan provides direction to Council and the community on the future planning and development of the site for sport to cater for current and future users for the next ten years.

The Piggabeen Sports Complex is just over 7 ha in area, and is situated at 15 Carramar Drive, Tweed Heads West, and directly neighbours the Opal Tweed Heads Retirement Village to the east, a large, undeveloped private lot to the south, and residences to the north and west of the facility.

The complex has historically offered a range of sporting facilities for use by clubs, schools and the general community, including Rugby League, Softball, Touch Football and Oztag. Currently, the predominant user of the facility is the Tweed Heads Seagulls Rugby League Club, and the complex is widely recognised as the home of the Club.

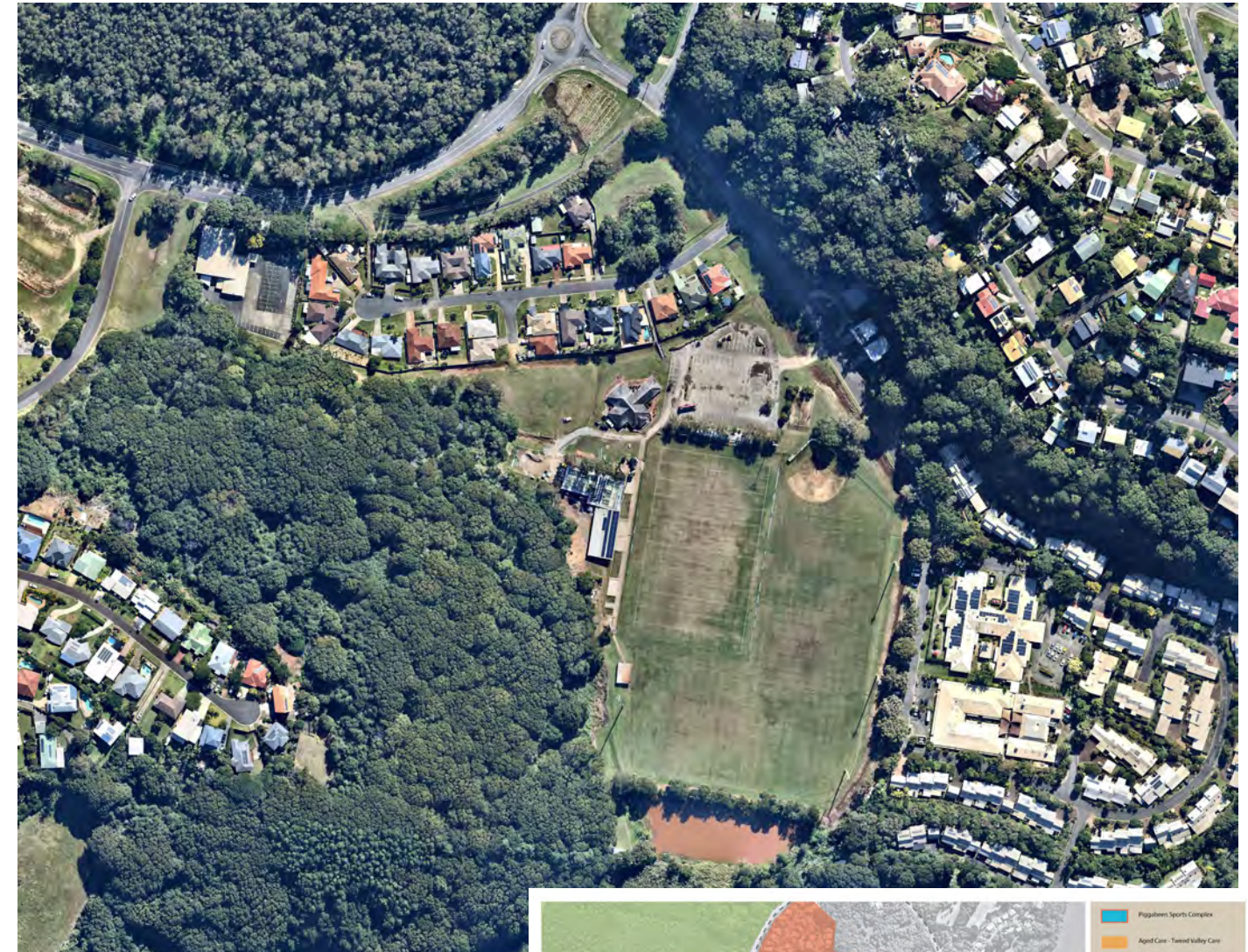
The Seagulls Rugby League Club is currently completing an upgrade of the existing clubhouse building, incorporating additional women's change rooms, a gym and other ancillary facilities to complement the existing precinct.

Council completed a Sports Field Strategy in 2014 and is currently reviewing this document. The review has highlighted the need to develop a specific plan relating to sport facility provision for current and future populations as well as a method for prioritising works. The review has identified that the majority of Council's sporting facilities, are aged and require significant investment in order to bring them up to today's community expectations. The strategy specifically identifies a number of considerations and priorities for the Piggabeen Sports Complex moving forward.

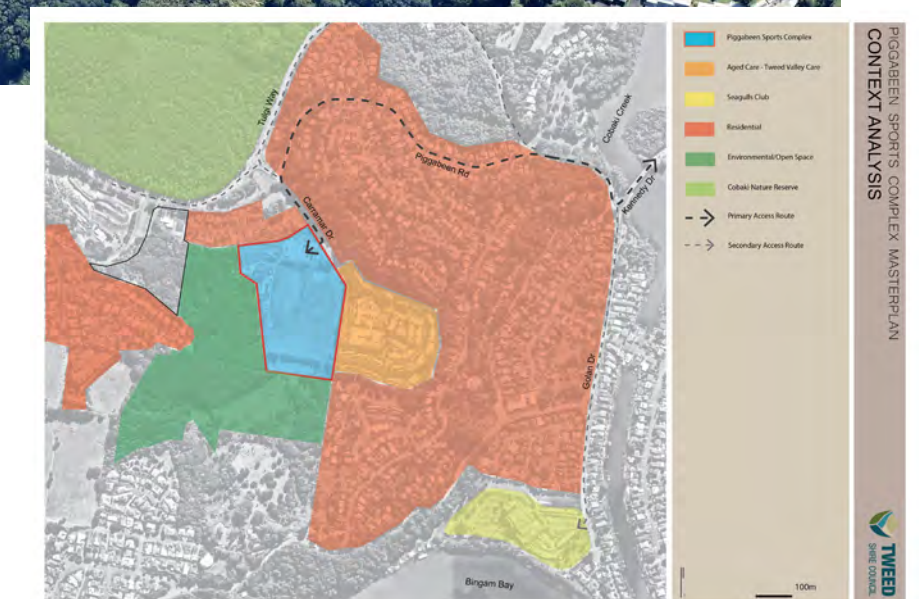
The development of the masterplan was also guided by a number of action items in Council's 'Open Space Strategy' – including:

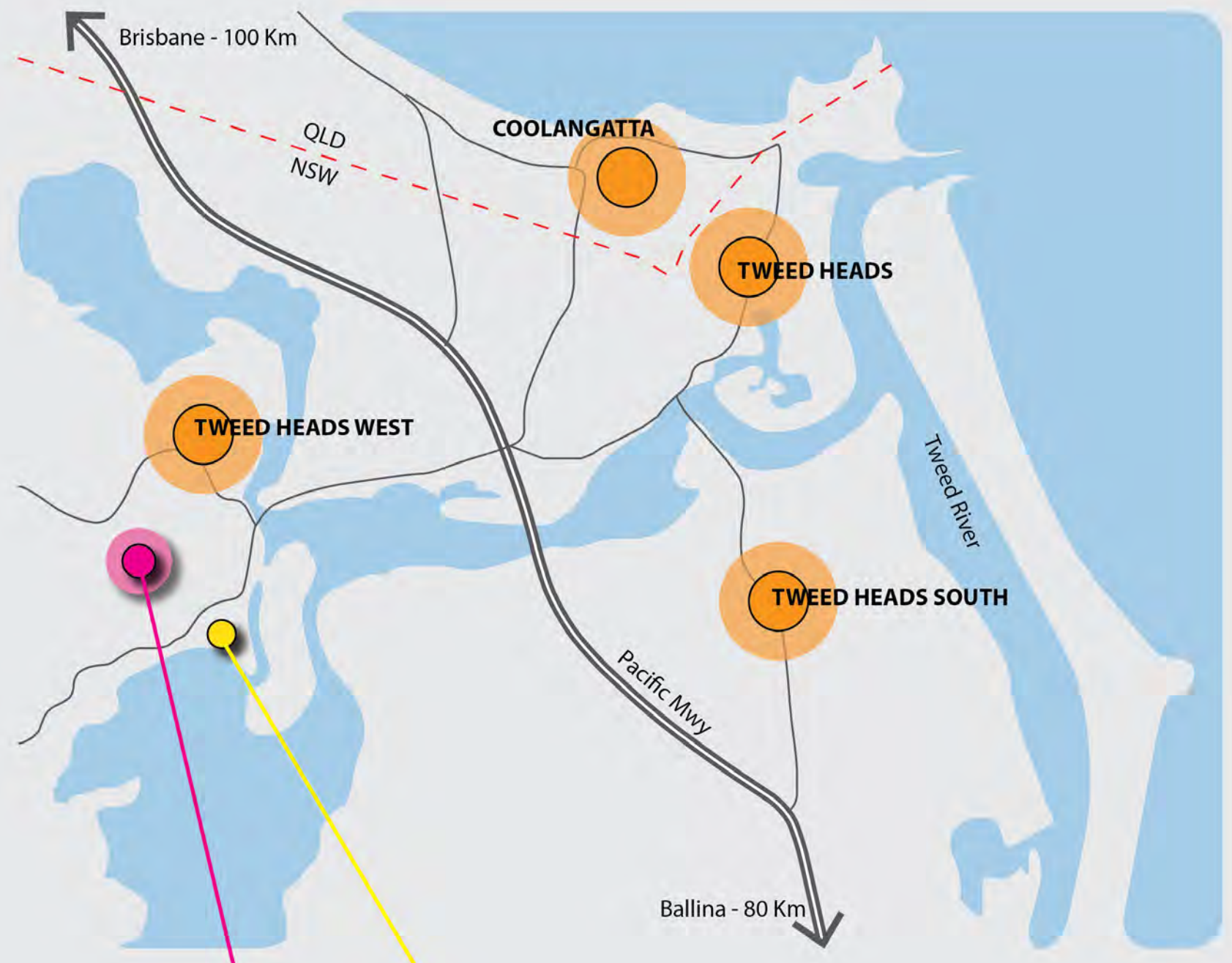
- Action 3 of the Tweed Heads West area – 'Develop a master plan for Piggabeen Sports Complex in consultation with Tweed Heads Seagulls RLFC and the broader community. Consider providing an active open space that can also accommodate passive uses such as a walking and cycling loop, child's play and improve path linkages to Piggabeen Rd and the aged care facility at the end of Carramar Drive.' (page 134).
- Action 6 – "As Council develops its Playground Improvement Action Plan consider providing a neighbourhood playground at Piggabeen Sports Complex' (page 135).

This masterplan represents the advancement of these recommendations.



Current aerial





Piggabeen Sports Complex

Seagulls Club





Site entrance



Carpark



Dressing sheds



Tiered seating



Seagulls
EST 1971

ic SIGNS
DESIGN + PRINT + INSTALL



Unsealed track to clubhouse



Grandstand seating



Unsecured ridgeline



Vegetated drainage line



Seagulls
PHYSIO
APBELL
CONSTRUCTION
ABC BUILDING
PRODUCTS

Seagulls
EST 1971

Seagulls
EST 1971

iS
SIGNS

Seagulls
EST 1971

Seagulls
EST 1971

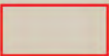
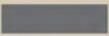


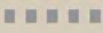


100%
PLASTIC FREE
BY 2025

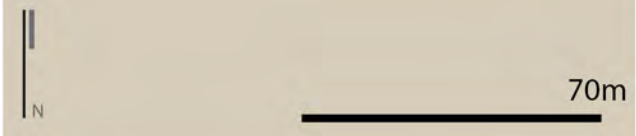


	Project Area
	Stormwater flows - open grassed drains
	Standing Water body - irrigation access
	Stormwater Inlet Pit/ Sub-surface Drain Network
	Incoming Stormwater culvert





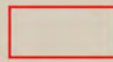



-  Project Area
-  Existing Asphalt Carpark
Quality : Poor
-  Existing grassed spill over &
turn around bus area
-  Local Road Network
-  Main Entry
Quality: Poor due to periodic
inundation to low point
-  Internal Vehicular Network - Sealed
-  Internal Vehicular Network - Unsealed
-  Emergency/Maintenance Vehicular
Access
-  Local Pedestrian Access
-  Restricted Access Gate





- Project Area
- Surrounding slopes to local ridgelines
- **KEY VIEWS:**
- 1 Open view from Carramar Dr through to carpark & change rooms as good CPTED.
- 2 Important spectator view of main playing field from dedicated seating.
- 3 Elevated grandstand view of main playing field facing east as ideal spectator arrangement
- 4 Low visual quality carpark - no shade trees, no dedicated disable spaces or equitable access paths
- 5 Existing mature Melaleuca trees have significantly impacted adjacent carpark infrastructure - note subspecies leucadendra is non-endemic to Tweed area.
- 6 Existing 15-20 metre high Eucalyptus sp. planted on a small slope - note these are now very close to the new gym building.
- 7 Open boundary interface between low-rise neighbouring residential building and northern areas of the complex - poor visual outcome.
- 8 Existing 5 metre high local shrubs as screen to the irrigation dam (and fence)
- 9 Low boundary bollard/rail fence and large Melaleuca trees interspersed along eastern interface between secondary field and adjacent aged care parking.



-  Project Area
-  Field Lighting Poles
-  Rugby League Goal Posts

- A Main Carpark** : approx. 140 spaces
Quality : Poor
- B Primary Playing Field**
Use: Senior Rugby League
Quality: Excellent
F.o.P: To Standard Full Size
- C Secondary Playing Field**
Use: Senior Training/Junior Rugby League
Quality: Good
F.o.P: Standard length not width
- D Secondary Playing Field**
Use: Junior Rugby League
Quality: Poor/Good (no goal posts)
F.o.P: Non-standard
- E Clubhouse & Bar Area**
Quality : Good
- F Main Grandstand Tiered Seating**
Quality : Poor
- G Gym & Female Change Rooms**
Quality : Excellent (new)*
- H Amenities Facility**
Quality : Good
- I Demountable Aluminium Seating**
Quality : Good
- J Softball Diamond & Back Nets**
Quality : Poor (currently unused)
- K Cricket Nets**
Quality : Poor (currently unused)
- L Electronic Scoreboard**
Quality : Good
- M Main Entry Sign**
Quality : Good





- Project Area
- External timber boundary fence
Quality : Poor
- Internal boundary fence & hoarding
Quality : Good
- Internal exclusion fence to dam
Quality : Poor (currently a significant safety issue)
- A Maintenance storage facility
- B Irrigation shed
- C Maintenance storage facility
- Ⓟ Restricted Access Gate



2.0 STAKEHOLDER ENGAGEMENT

PRINCIPLES FOR ENGAGEMENT

The Piggabeen Sports Complex Masterplan engagement process has been informed by industry leading standards and practice, including the Tweed Shire Council's Stakeholder Engagement and Consultation policy guidance, the International Association for Public Participation's (IAP2) and Quality Assurance Standard For Community and Stakeholder Engagement (IAP2, 2015). Engagement for this Project was based on the following key principles:

- Focusing on achieving genuine outcomes for communities;
- Providing a flexible and proactive approach; and
- Being visible and transparent.

THIS PROJECT

The engagement process involved two stages:

- Workshops and meetings with the users of the facilities; and
- Request for community and adjacent property feedback using the Your Say Tweed website.

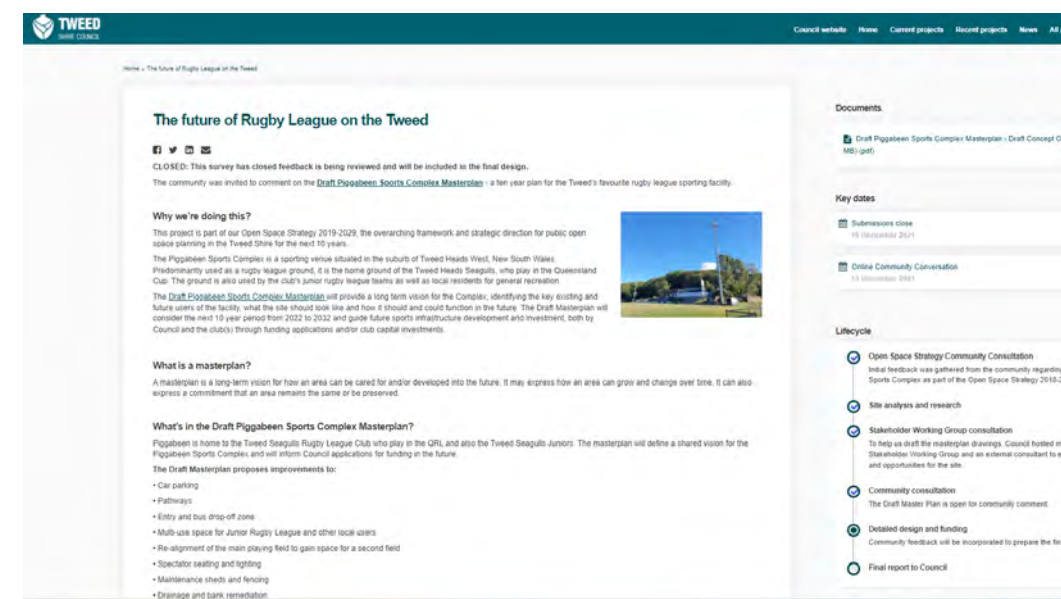
A series of workshops and meetings were held with the representatives of the Tweed Seagulls Board, Tweed Seagulls Juniors and Tweed Shire Council throughout August and September 2021. These workshops clearly articulated a vision for the site to enable increased participation; support community programs, improve performance and provide a platform for the Tweed Seagulls to host higher profile events. Due to COVID-19 restrictions these discussions largely occurred through virtual meetings however there is broad acceptance that this process still achieved the desired outcomes.

In addition to this the draft masterplan was made available online on the Your Say Tweed website through December 2021 and January 2022. Over 40 submissions were made regarding the masterplan. These submissions have been reviewed and where aligned with the overarching policy requirements for the Project have been included into the final masterplan. Examples include the inclusion of an intergenerational playground element, active travel connections and bus parking. A virtual presentation was also conducted of the masterplan to support the online content.

The stakeholder engagement process highlighted the following opportunities:

- Formalise playing area - 3 regulation fields would be great
- Provide activities for spectators and surrounding residents
- Resolve surface drainage
- Improve lighting
- Club house requires maintenance
- Internal pedestrian connections and water management need addressing
- Opportunity to improve game day ticketing
- Main field hoarding for signage
- Ageing dressing sheds
- Poor car parking infrastructure and access is flood prone
- Increased seating and shaded seating required
- Need to address accessibility

The masterplan seeks to address these issues, providing more opportunity for the Tweed Seagulls and Tweed Seagulls Juniors whilst also increasing the use of the site by the broader community.



Your Say Tweed

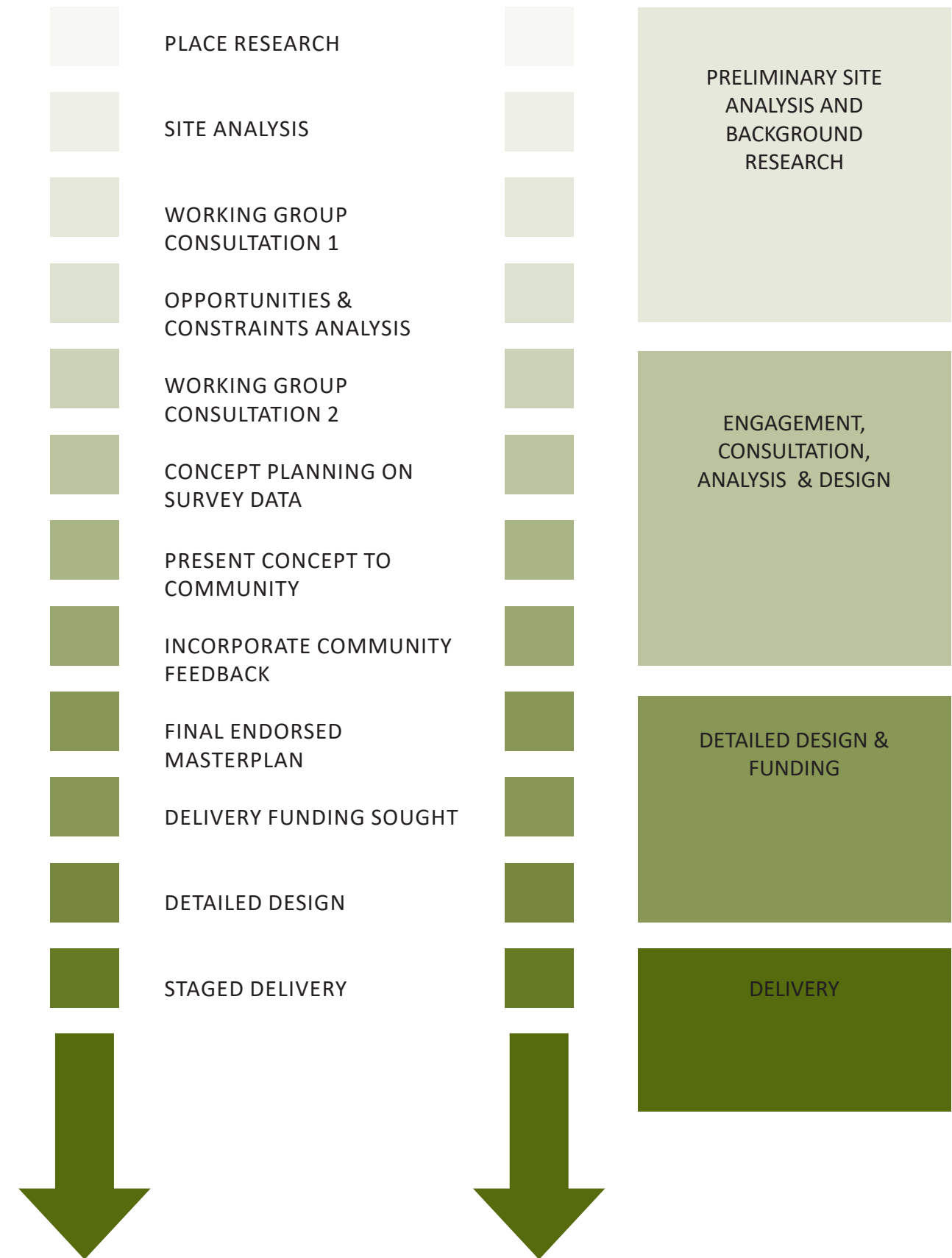
3.0 DESIGN PROCESS OVERVIEW

This design process has been informed by demographic analysis, site analysis, stakeholder engagement and review of relevant site information such as survey data. The design process has occurred through a “layered” approach whereby new information has been included as the concept grows in maturity. This maturity is informed through the identification of opportunities and constraints.

At different stages the design has been directly influenced by the inputs of stakeholders as described previously. This design process detailed at right drove the development of the masterplan and the intention to improve the current uses on the site but also broaden the opportunity for community use. This has been possible by repurposing areas of sporting infrastructure which are in poor condition and are no longer used.



Site analysis



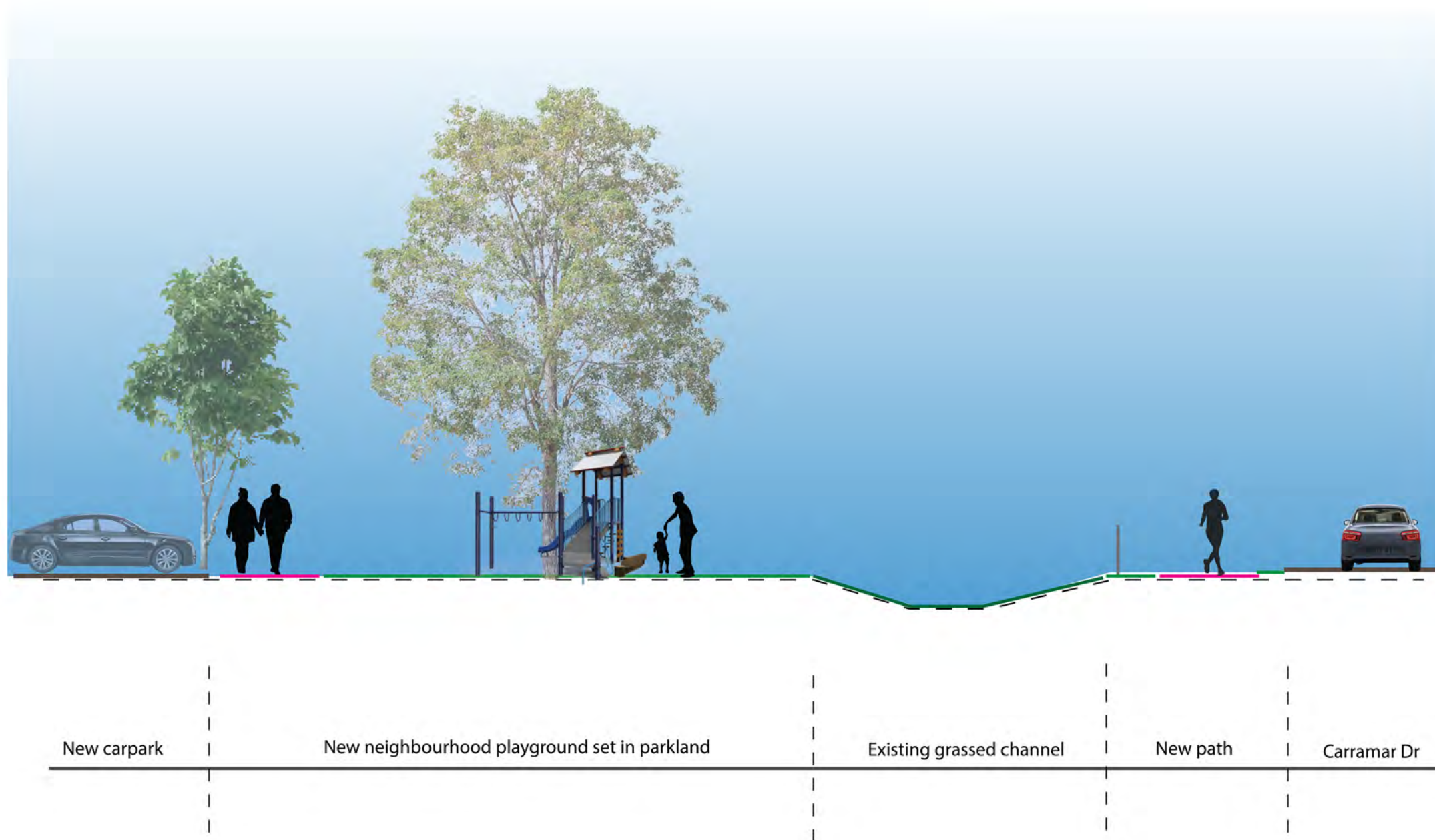
4.0 CONCEPT PLAN

LEGEND

- 1 New signage wall as entry and new culvert to improve access during rain events
- 2 New multi-use community space, intergenerational playground and fitness nodes to replace dilapidated softball and cricket nets
- 3 Culvert and retaining earthworks to accommodate runoff zone and field circulation
- 4 New profile fence/path combination to manage access and game day operations
- 5 New exclusion fence and runoff zone
- 6 Relocate existing irrigation infrastructure (shed & mains)
- 7 Access gate to irrigation infrastructure
- 8 Localised filling & landscaping of existing small dam
- 9 Tiered demountable seating and improved sports field lighting
- 10 Infill tiered seating
- 11 Bank stabilisation and stormwater management
- 12 Existing clubhouse & bar
- 13 Access track to sheds for loading operations
- 14 New change room / medical rooms / corporate facility
- 15 Stage 2/3 expansion carpark (90-100 car parks)
- 16 Potential for information booth and access to formalised recreation trails
- 17 Bollard provision to manage access
- 18 Bus drop off and parking
- 19 Bollard provision to manage access
- 20 New carpark and tree planting to replace existing carpark



4.1 INDICATIVE SECTION



A **Concept Section**
Playground area adjacent to Carramar Dr NTS

4.2 CHARACTER PALETTE

AMENITIES

A dedicated area has been provided to increase community use of the site. This includes provision of a neighbourhood level playground within a parkland setting. This would be supported by outdoor fitness equipment able to be used by people of all abilities and ages.



New Playground space set in parkland



Outdoor fitness equipment on new pathway network

4.2 CHARACTER PALETTE

INFRASTRUCTURE & BUILT FORM

A number of the infrastructure and built form elements on site are ageing and need replacement. In keeping with the ambition of the site to improve formal sport use and community use it is proposed that new tiered seating be provided for both the senior and junior fields.

This would be supported by an upgrade to the Club facilities to continue to provide Tweed Seagulls with the types of facilities which will enable them to continue to grow their community programs and provide the players with QRL level facilities.

The transport access to the site requires investment and this would be supported by improved bus facilities and car parking that also provides increase shade and water filtration on site.



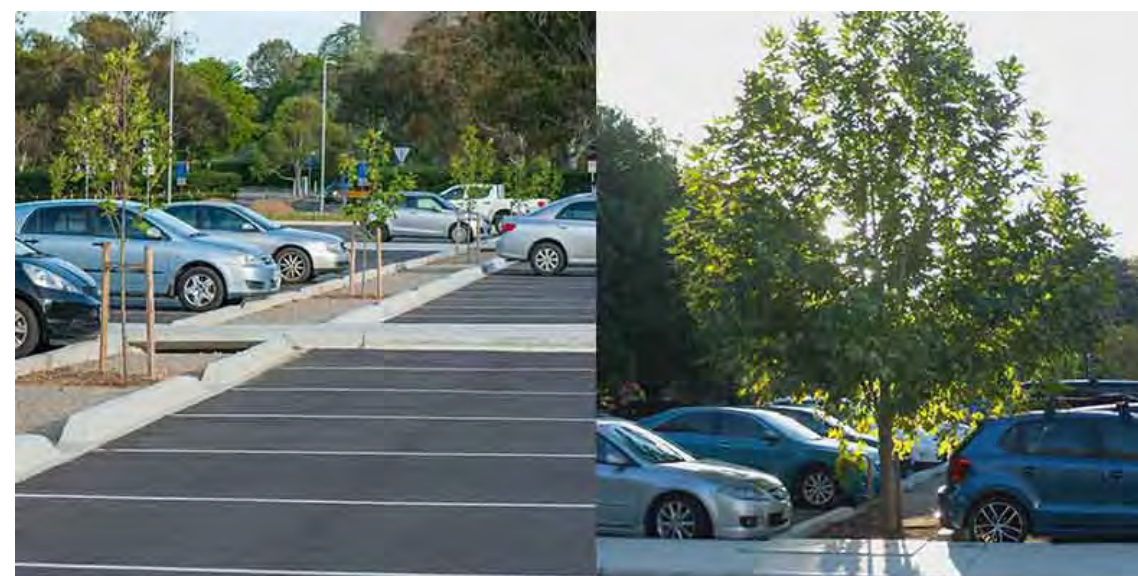
New tiered seating



New exclusion fencing to dam



New main amenities building



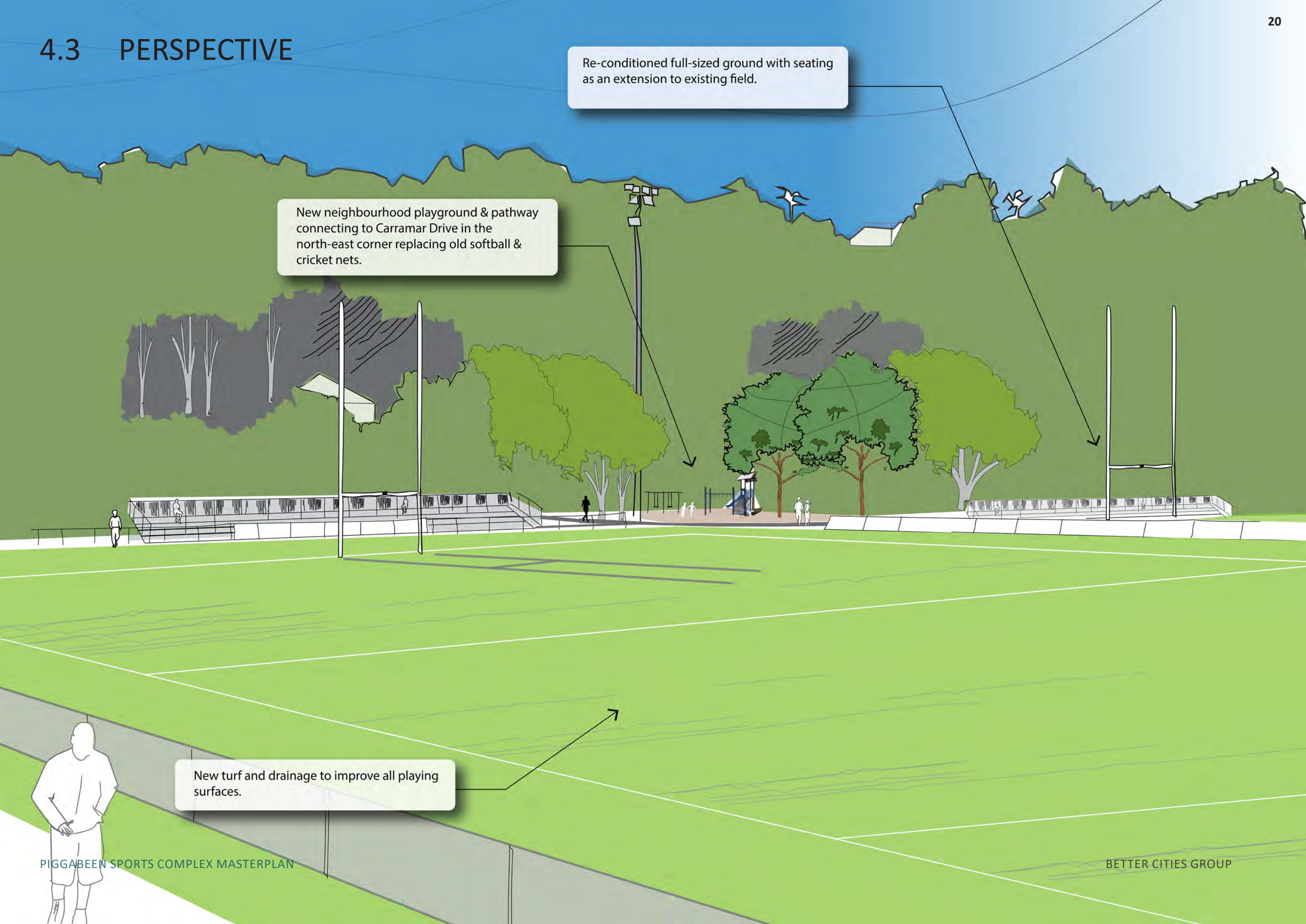
New carpark with shade trees and infiltration

4.3 PERSPECTIVE

Re-conditioned full-sized ground with seating as an extension to existing field.

New neighbourhood playground & pathway connecting to Carramar Drive in the north-east corner replacing old softball & cricket nets.

New turf and drainage to improve all playing surfaces.



5.0 IMPLEMENTATION

BUDGET REQUIREMENTS & PRIORITISATION

The following budget allocations and prioritisation have been made to realise the ambition of the masterplan. The prioritisation guide has been informed by stakeholder engagement and masterplanning and is staged as 1. functional improvements (years 0-4); 2. participation and revenue growth opportunity (years 5-7); and 3. capacity growth (years 8-10).

STAGING	SECTION & DESCRIPTION	ITEM	COST ALLOCATION (EXCLUDING GST)	
Stage 1 (0-4 years)	Sub surface drainage / earthworks / reshaping	Bulk earthworks (playing surface)		
		Establishment and silt control		
	Perimeter Improvements	Scarify and shape		
		Turf		
		Sub surface drainage (ag pipe)		
		Goal posts		
		Culvert north eastern corner (1500)		
		Headwall	507500	
	Lighting & Ancillary	Footpath (Carramar)		
		External fencing + field fencing (1200 high)		
Carpark and entrance	Signage			
	Low flow drainage (excavate, low flow pipe and re-turf)	148000		
Southern end expansion into dam	New light poles			
	Replacement of led bulbs			
Southern end expansion into dam	Professional Fees (all stages of design)	350000		
	Box culverts (driveway)			
Southern end expansion into dam	Stage 1 - carpark asphalt			
	Turn out and entrance road - pavement works	440000		
Stage 2 (5-7 years)	Community Zone	Retaining wall (boulder)		
		Fencing		
	Community Zone	Irrigation shed relocation (moving, irrigation mainline replacement etc). Assume above ground irrigation	161200	1,606,700
		Demo (cricket pitch and softball)		
	Community Zone	Playground		
		Softfall and landscaping		
	Community Zone	Fitness nodes		
		Shade sails		
	Community Zone	Heritage totem/marker	229000	
		New consolidated building (600 GFA)		
Community Zone	New tiered gabion wall and landscaping			
	Demountable seating			
Community Zone	Additional tiered seating in grassed areas - terrace seating	1020000	1,249,000	
	Demo and removal	70000		
Stage 3 (8-10 years)	Amenities / Change room building demolition			
	Stage 2 - car park			
Stage 3 (8-10 years)	Service road (6m wide) - concrete			
	Internal footpaths (1500 wide)			
Stage 3 (8-10 years)	External drainage in front of grandstand			
	General landscaping			
Stage 3 (8-10 years)	Bus set down	513200	583200	

SUB TOTAL	3,438,900
30% Contingency	1,031,670
TOTAL	4,470,570

- LEGEND
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GRANT OPPORTUNITIES

There are many grant opportunities that could assist in the realisation of this masterplan with contact details described below:

- NSW Government (<https://www.nsw.gov.au/grants-and-funding>)
- SportAus (https://www.sportaus.gov.au/grants_and_funding)
- Australian Sports Foundation (<https://sportsfoundation.org.au/grants>)

APPENDIX A PLANNING ASSESSMENT

9 September 2021

Atn: Dan Barr
Better Cities Group

RE: PIGGABEEN SPORTS COMPLEX – PLANNING ADVICE

Dear Dan,

We have undertaken an analysis of the NSW planning parameters and legislation in relation to the Piggabeen Sports Complex at 15 Carramar Drive, Tweed Heads West (the site). Refer to Figure 1 below for an aerial image of the site.

THE SITE




Figure 1 – Aerial image of site (Source: NSW Spatial Map Viewer)

The site is located at 15 Carramar Drive, Tweed Heads West, more particularly described as Lot 25 on SP1017105. The consists of 11.3ha which includes approximately 4.5ha of thick vegetation on sloping land and approximately 6ha of cleared and relatively flat land which is utilised for the Piggabeen Sport Complex.

The site is in 'green' urban area and generally surrounded by residential development. The site is accessed via Carramar Drive, which connects to Tulgi Way a feeder road to Tweed Heads via Kennedy

development
directive.

PLANNING
DEVELOPMENT
STRATEGY

jacNlan@developmentdirective.com.au / +61 452 236 254
22A Frederick Street, Taringa QLD 4068
www.developmentdirective.com.au

NSB: 91 747 743 773

Drive to East and Cobaki to West. Development surrounding the site can be described:

Table 1: Site Surrounds	
North	Immediate – a small residential sub-division and church (Jehova's Witness) Beyond – Cobaki Nature Reserve
East	Immediate – Tweed Valley Care Community (Retirement Living) and low-medium density residential development Beyond – low density residential development
South	Immediate and Beyond – undulating vegetated land to the Tweed River
West	Undulating topography with low density residential development.

PLANNING SUMMARY

Table 1 below outlines the key planning parameters in relation to the site.

Table 1: Site Details and Planning Framework	
Site address	15 Carramar Drive, Tweed Heads West, NSW 2485
Real property description	Lot 25 on DP1017105
Site area	113,500m ²
Local government area	Tweed Shire Council
Local Environmental Plans	Tweed Local Environmental Plan (TLEP) 2014 Tweed Local Environmental Plan (TLEP) 2000
Development Control Plan	Tweed Development Control Plan 2008
Zone	Under the TLEP 2014 – • RE1 – Public Recreation Under the TLEP 2014 – • 2(c) Urban Expansion • 6(b) Recreation • 7(d) Environmental Protection (Scenic/ Escarpment)
Principal development standards	• Height of Buildings – 10m (within the RE1 Zoning)
Additional Provisions	Local • Acid Sulfate Soils o Class 2 o Class 5
State Environmental Planning Policies (SEPP)	• SEPP (Building Sustainability Index: BASIX) 2004: Land Application • SEPP (Coastal Management) 2018: o Land Application o Subject Land • SEPP (Concurrence and Consents) 2018: Land Application • SEPP (Educational Establishments and Child Care Facilities) 2017: Land Application • SEPP (Exempt and Complying Development Codes) 2008: Land Application

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Table 1: Site Details and Planning Framework	
	<ul style="list-style-type: none"> SEPP (Infrastructure) 2007: Land Application SEPP (Vegetation in Non-Rural Areas) 2017: Subject Land SEPP No 55—Remediation of Land: Land Application SEPP No 64—Advertising and Signage: Land Application
Other Matters	<ul style="list-style-type: none"> Bushfire Prone Land Vegetation Buffer Vegetation Category 2

Any future development of the site is to comply with the requirements of the Local Environment Plans and any relevant State Environment Planning Policies.

PREVIOUS APPROVALS

A number of previous approvals exist over the site and are described in Table 2 below. The more recent and relevant approvals are described in further detail below.

Table 2: Previous Approvals	
Description	Approval Date
DA03/1129 Not Notified Development – additions to existing barbeque shelter to create storeroom	29 August 2003
DA06/0329 Notified Development – carpark and access road for Piggabeen sports complex	2 February 2006
DA11/0397 Not Notified Development – new club house – Piggabeen Sports Complex	4 November 2011
DA18/0230 Not Notified Development – Stage 1 (demolition of existing structure and construction of building comprising storerooms, toilets, change rooms and gym) and Stage 2 (Construction of roof over concrete area and speakers box)	11 May 2018
DA18/0230.01 Sec 4.55 (1A) Modification – amendment to Development Consent DA18/0230.	12 August 2019
DA18/0230.02 Sec 4.55 (1A) Modification – amendment to Development Consent DA18/0230.	18 May 2021

DA18/0230 – Consolidated Development

A development application for a staged development was approved on 11 May 2018. The approval consisted of the following:

- Stage 1 (demolition of existing structure and construction of building comprising storerooms, toilets, change rooms and gym); and
- Stage 2 (Construction of roof over concrete area and speakers box).

This approval is current until 11 May 2023.

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APPENDIX A PLANNING ASSESSMENT

DA18/0230.01

In 2019, a modification to previous approval DA18/0230 was approved under Sec 4.55 (1A) of the EP&A Act 1979. The purpose of this modification was to make a minor adjustment to the floor plans for stage 1 and to amend the Section 64 contributions.

DA18/0230.02

On 18 May 2021, a second modification to previous approval DA18/0230 was approved under Sec 4.55 (1A) of the EP&A Act 1979. The purpose of this modification was to make a minor adjustment to the floor plans for stage 1.

Based on aerial imagery, it looks like this development consent has commenced with the construction currently underway.

KEY PLANNING PARAMETERS

Bushfire Prone Land

The site is mapped as Bushfire Prone Land, containing Category 1 (High Risk) vegetation, Category 2 (Low Risk) vegetation and Vegetation Buffer.

Any development on the site which is permitted with consent will be require to:

- Demonstrate conformance with the relevant specification and requirements of Planning for Bush Fire Protection 2019 (**PBP**), or
- Be accompanied by a certificate by the NSW Rural Fire Service stating that the development conforms to the relevant specification and requirements of PBP.

Development consent cannot be granted on Bushfire Prone Land without satisfaction of (a) or (b) above. Accordingly, any development on the site which is permitted with consent will be required to be supported by a Bushfire Assessment Plan prepared by a suitably qualified consultant.

Under previous approval DA18/0230, a Bushfire Management Plan was conditioned to be provided and updated for the approved development, which outlined the type of building materials, landscaping species and other design principles the development would need to comply with.

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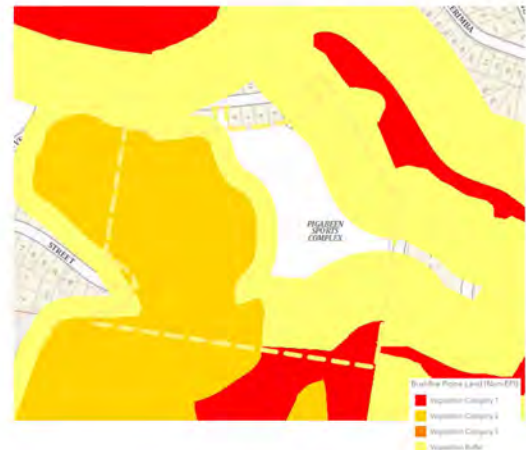


Figure 2 – Bushfire Prone Land overlay

Zoning

The site is mapped within four (4) land use zone under two different Tweed Local Environmental Plans (**TLEP**): TLEP 2000 and TLEP 2014. Refer to Figure 3.

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Figure 3 – Zoning Map

RE1 Public Recreation (TLEP 2014) and 8(b) Recreation (TLEP 2000)

Approximately half of the site is within the RE1 Public Recreation zone under the TLEP2014. This zoning generally aligns with the footprint of the existing Piggabeen Sports Complex. The purpose of the RE1 zone is to:

- Enable land to be used for public open space or recreational purposes;
- Provide a range of recreational settings and activities and compatible land uses; and
- Protect and enhance the natural environment for recreation purposes.

Many uses are envisioned within this zone, including:

Permitted without consent:

- Environmental Facilities;
- Environmental Protection Works

Permitted with consent:

- Agriculture;
- Aquaculture;
- Biosolids treatment facilities;
- Boat launching ramps;
- Boat sheds;
- Camping grounds;
- Car parks;
- Caravan parks;
- Charter and tourism boating facilities;
- Centre-based child care facilities;
- Community facilities;
- Emergency services facilities;
- Entertainment facilities;
- Flood mitigation works;
- Forestry;
- Heliports;
- Industrial training facilities;
- Information and education facilities;
- Jetties;
- Kiosks;
- Marinas;
- Markets;
- Mooring pens;
- Moorings;

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APPENDIX A PLANNING ASSESSMENT

- Passenger transport facilities;
- Places of public worship;
- Public administration buildings;
- Recreation areas;
- Recreation facilities (indoor);
- Recreation facilities (major);
- Recreation facilities (outdoor);
- Research stations;
- Resource recovery facilities;
- Respite day care centres;
- Restaurants or cafes;
- Roads;
- Roadside stalls;
- Sewage treatment plants;
- Signage;
- Take away food and drink premises;
- Waste disposal facilities;
- Water recreation structures;
- Water recycling facilities;
- Water supply systems;
- Wharf or boating facilities.

It is anticipated that redevelopment of the Piggabeen Sports Complex will include uses such as Recreation facilities (outdoor), Car parks, Recreation areas and possibly Restaurant or cafes. These uses are permitted with consent in the RE1 Public Recreation Zone.

There is a portion of land at the South of the site which is located within the 6(b) Recreation Zone under TLEP 2000. The purpose and land uses permitted within this zone are generally consistent with those identified within Zone RE1 Public Recreation under TLEP 2014, in which recreation facilities, car parks, recreation areas and refreshment rooms are permitted with consent.

7(d) Environmental Protection (Scenic/ Escarpment)

The remainder of the site is mainly within the 7(d) Environmental Protection (Scenic/ Escarpment) Zone of the TLEP 2000. The purpose of this zone is to protect and enhance those areas of particular scenic value to the area of Tweed, minimise soil erosion from escarpment areas, prevent development in geologically hazardous areas, and maintain the visual amenity of prominent ridgelines and areas.

Development within the 7(d) Zone is generally limited, but includes:

Permitted without consent

- Beach maintenance

Permitted with consent:

- bed and breakfast;
- bushfire hazard reduction that is not exempt development;
- business identification signs;
- camping grounds;
- dwelling houses if each is on an allotment of at least 40 hectares or an allotment referred to in clause 57 and if the number of dwellings does not exceed one for each 40 hectares of land contained within the allotment;
- earthworks;
- home businesses;
- home industries;
- multi-dwelling housing if—
 - not more than two dwellings are involved, and they are attached, and
 - they are on allotment of at least 40 hectares or an allotment referred to in clause 57;
- noxious weed control that is not exempt development;
- real estate signs;
- roadside stalls;
- utility installations.

Clause 26 (3) of the TLEP 2000 states that –
Consent must not be granted to the erection of a building on land within Zone 7 (d) unless the consent authority is satisfied that—

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(a) the scale, height and location of the building, and
(b) the colour, type and reflectivity of materials to be used,
will preserve or enhance the scenic quality of the land and the locality.

Any proposed development within this zoning will need to demonstrate compliance with Clause 26 (3) of the TLEP 2000.

2(c) Urban Expansion (TLEP 2000)

There is a small slither of land in the North-West of the site which is contained within the 2(c) Zone which is to ensure the optimal utilisation of urban land consistent with environmental constraints and the need to minimise residential land take. A secondary objective of the zone is to ensure that sensitive environmental areas within and outside the zone are protected from any adverse development. It appears that the part of the site within the 2(c) zone is heavily vegetated and sloping. It would be contrary to the objectives of the zone for this land to be developed. Accordingly, development in this portion is considered to be limited.

Planning Proposal – E Zones Review

It is understood that the Council is considering a planning proposal, known as the “E Zones review” to update deferred mapping under the TLEP 2000 to align with environmental zones in accordance with Standard Instrument (Local Environmental Plans) Order 2006 (Standard Instrument). The planning proposal has not yet been publicly advertised.

The planning proposal will impact the zoning of the site, and essentially seeks to rezone the 2(c), 6(b), 7(d) under the TLEP 2000, to E2 – Environmental Conservation zone in accordance with the standard instrument. Refer to Figure 4 below.



Figure 4: Proposed E2 zoning

Based on the Standard Instrument, the purpose of the E2 zone is ‘To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values and to prevent development that could destroy.

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damage or otherwise have an adverse effect on those values.’

Development within the E2 Zone is generally limited, but includes:

Note: The Council must include “environmental protection works” as either Permitted without Consent or Permitted with Consent in the E2 Zone

Permitted without consent

- None Applicable

Permitted with consent:

- Oyster aquaculture

Prohibited:

- Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 3

The planning proposal to remap the land currently identified within 7(d) and 2(c) zones as E2 zones is generally aligned in terms of land use purpose, objectives and use rights. However, the proposal to remap land within the 6(b) zones (recreation) to E2 zone is inconsistent and will limit land use rights in this area to environmental protection works and/or oyster aquaculture.

This land is currently used for a dam and is demonstrated by green hatch in Figure 5 below (referred to herein as the **Dam Portion**).

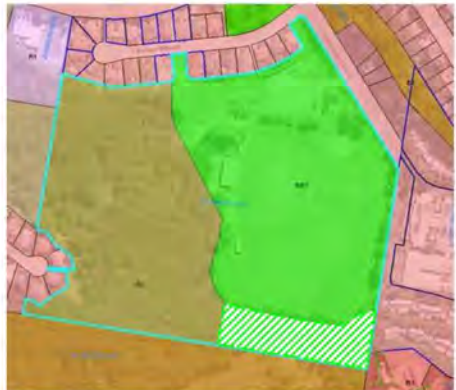


Figure 5: Possible expansion of RE1

The dam on the Dam Portion is associated within the recreational facilities within the RE1 zone.

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APPENDIX A PLANNING ASSESSMENT

providing a stormwater management function and irrigation source for the fields. It is also understood that part of Dam Portion could be reclaimed and utilised for, or to support, the recreational facilities in the future. If the Dam Portion is remapped within the E2 Zone this will become prohibited development, unless specifically address under Clause 2.6 Additional Permitted Use for Particular Land. In order to permit the land to be utilised for recreation purposes, we believe the following uses from the RE2 zone (without strikethrough) should be permitted with consent:

- Agriculture;
- Aquaculture;
- ~~Bioecide treatment facilities;~~
- ~~Boat launching ramps;~~
- ~~Boat sheds;~~
- ~~Camping grounds;~~
- Car parks;
- ~~Caravan parks;~~
- ~~Charter and tourism boating facilities;~~
- ~~Centre-based child care facilities;~~
- Community facilities;
- Emergency services facilities;
- Environmental Facilities
- ~~Entertainment facilities;~~
- Flood mitigation works;
- ~~Forestry;~~
- ~~Heliports;~~
- ~~Industrial training facilities;~~
- Information and education facilities;
- Jetties;
- Kiosks;
- ~~Marinae;~~
- Markets;
- ~~Mooring pens;~~
- ~~Mooring;~~
- Passenger transport facilities;
- ~~Places of public worship;~~
- Public administration buildings;
- Recreation areas;
- Recreation facilities (indoor);
- Recreation facilities (major);
- Recreation facilities (outdoor);
- Research stations;
- ~~Resource-recovery facilities;~~
- ~~Respite day care centres;~~
- Restaurants or cafes;
- Roads;
- Roadside stalls;
- Sewage treatment plants;
- Signage;
- Take away food and drink premises;
- ~~Waste disposal facilities;~~
- ~~Water recreation structures;~~
- Water recycling facilities;
- Water supply systems;
- ~~Wharf or boating facilities;~~

Notwithstanding Clause 2.6, it is suggested that in order to maintain flexibility for the use of the Dam Portion as part of the existing and future recreation facilities on the land, the most appropriate way forward would be to amend the planning proposal to either:

- Remove the Dam Portion from the E Zones review and maintain its status under the deferred mapping 6(b) recreation zone; or
- Rezone the Dam Portion into the RE1 Recreation zone.

Building Height
Clause 4.3 of the TLEP 2014 regulates building height within Tweed. The height limit for development on the site is 10m per the Height of Buildings Map. Therefore, any proposed building should not exceed 10m in height.

Tweed Development Control Plan 2008 (TDCP)
Under the TDCP, it is likely that the following sections will be applicable to the site:

- Section A2 – Site Access and Parking
- Section A10 – Exempt and Complying Development
- Section A15 – Waste Minimisation and management

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- Section A16 – Preservation of trees or vegetation
- Section A19 – Biodiversity and Habitat Management

The relevant sections from Schedule 1 of Section A10 – Exempt and Complying Development are provided in Table 3 and are classed as exempt development and therefore require no planning approval.

Type of Development	Requirements	Advisory Note
GOAL POSTS, SIGHT SCREENS AND SIMILAR ANCILLARY SPORTING STRUCTURES on sporting or playing fields for use in the playing/performance of sporting events (excluding grandstands, dressing sheds and other like structures)	Construction by or for council and installed in accordance with relevant Australian Standards and/or the Building Code of Australia Located in public parks or recreation areas.	Any of these items erected on private land require prior approval of council. Exemption specifically excludes buildings which accommodate people.
Use of a Class 9b building for a public meeting	Premises must comply with the relevant provisions of the Building Code of Australia.	

A review of the development against the exempt and complying development SEPP's and LEP provisions should be considered to determine if the works can occur as exempt or complying development. If it is classed as exempt or complying development, it may only require building certification.

NEXT STEPS
It is recommended that a bushfire consultant be engaged to advise on the necessary setbacks and building requirements for any development on bushfire prone land.

Yours sincerely,



Lachlan Macgregor
Director
LLB (Hons), BRTP (Hons)

The Development Directive

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TWEED
SHIRE COUNCIL

