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EXECUTIVE SUMMARY

The Tweed Growth Management and Housing Strategy (GMHS) provides a framework for managing housing and employment growth over the next 20 years in the Tweed. With the need to accommodate up to an additional 31,282 persons and 11,272 jobs between 2021-2041, the GMHS sets out planning principles and policy goals that facilitate this anticipated growth. This includes providing for additional housing and employment opportunities within both infill and greenfield areas. In addition, the GMHS recognises the importance of protecting and respecting the natural environment and landscape, as well as the unique lifestyle and character of the Tweed, which is valued so strongly by the community.

The GMHS is comprised of four phases as follows:

1. Introduction
2. Evidence
3. Objectives and Options
4. Actions and Implementation

This draft Options Paper has been developed as part of Phase 3 and builds upon the work undertaken in the previous phases of the GMHS. It provides a clear line of sight to the previous phases of the project, with the draft Options Paper proposing ten (10) key themes related to the identified growth aspirations and challenges for the Tweed. These themes are outlined below:

 HOUSING SUPPLY	 HOUSING DIVERSITY, CHOICE & AFFORDABILITY	 SETTLEMENT PATTERN	 PROVISION OF EMPLOYMENT LAND	 MATCHING PLANNED GROWTH WITH THE PROVISION OF INFRASTRUCTURE AND SERVICES
THEME 1	THEME 2	THEME 3	THEME 4	THEME 5
 AMENITY, CHARACTER, HERITAGE & LIFESTYLE	 PROTECTION OF THE NATURAL ENVIRONMENT	 PROTECTION OF PRODUCTIVE AGRICULTURAL LAND & RURAL LAND VALUES	 RESILIENCE TO NATURAL CONSTRAINTS AND HAZARDS	 PROCESSES & SYSTEMS
THEME 6	THEME 7	THEME 8	THEME 9	THEME 10

The draft Options Paper also provides a vision for each theme, accompanied by associated planning principles which set the desired land use policy direction. These in turn have informed the development of proposed changes (options), which have been developed to respond to and manage anticipated growth in the Tweed Shire through to 2041. The changes apply to both specific sites and localities, as well as some which apply across the Shire. Equally, the changes relate to the management of growth within both urban and rural areas.

The changes proposed as part of the draft Options Paper are presented for consideration and will be tested with the community as part of the public exhibition of the document. The changes proposed represent initial suggestions only and should not be relied upon for speculative purposes as they do not represent Council policy. Once feedback has been received on the draft Options Paper, the Options Paper will be finalised and the changes (options) further refined and assessed, to determine their ability to make a meaningful contribution towards facilitating the projected housing and employment growth for the Shire to 2041.

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LIST OF ACRONYMS

CSP	Community Strategic Plan 2022-2032
DCP	Development Control Plan
DPE	Department of Planning and Environment
GMHS	Growth Management and Housing Strategy
LEP	Local Environmental Plan
LSPS	Local Strategic Planning Statement 2020
NCRP	North Coast Regional Plan 2041
RLS	Rural Land Strategy 2020-2036
TUELRS	Tweed Urban and Employment Land Release Strategy 2009

1 ABOUT THE GMHS

The Tweed Growth Management and Housing Strategy (GMHS) is a response to Tweed Shire Council's (Council) priorities to guide housing and employment opportunities throughout Tweed Shire over the next 20 years. As the fastest growing local government area in the Northern Region of New South Wales¹, the careful planning of housing and employment land opportunities will be critical to the way that the Tweed develops through to 2041, and how the Shire will look, feel and function decades from now.

The GMHS will establish a framework to manage the sustainable development of the Shire, recognising the constrained environment of the Tweed that places physical limitations on where growth could occur. Opportunities for revitalisation and consolidation within established urban areas is essential, if the Tweed is to achieve greater housing choice and diversity, whilst also providing for employment opportunities that are appropriately located. The aim is to guide growth in a way that maintains the Tweed's desirable lifestyle, strong community, unique character and environment, which is distinct from the Gold Coast, whilst offering opportunities for the Tweed community to thrive, leveraging off its proximity to the Gold Coast and its location as the gateway to South East Queensland.

The GMHS will provide a clear understanding of how housing supply and the provision of employment land will change over the next 20 years in the Tweed. It will also set out planning principles and policy goals that accommodate anticipated growth, whilst protecting and respecting the natural environment and landscape, as well as the unique lifestyle and character of the Tweed.

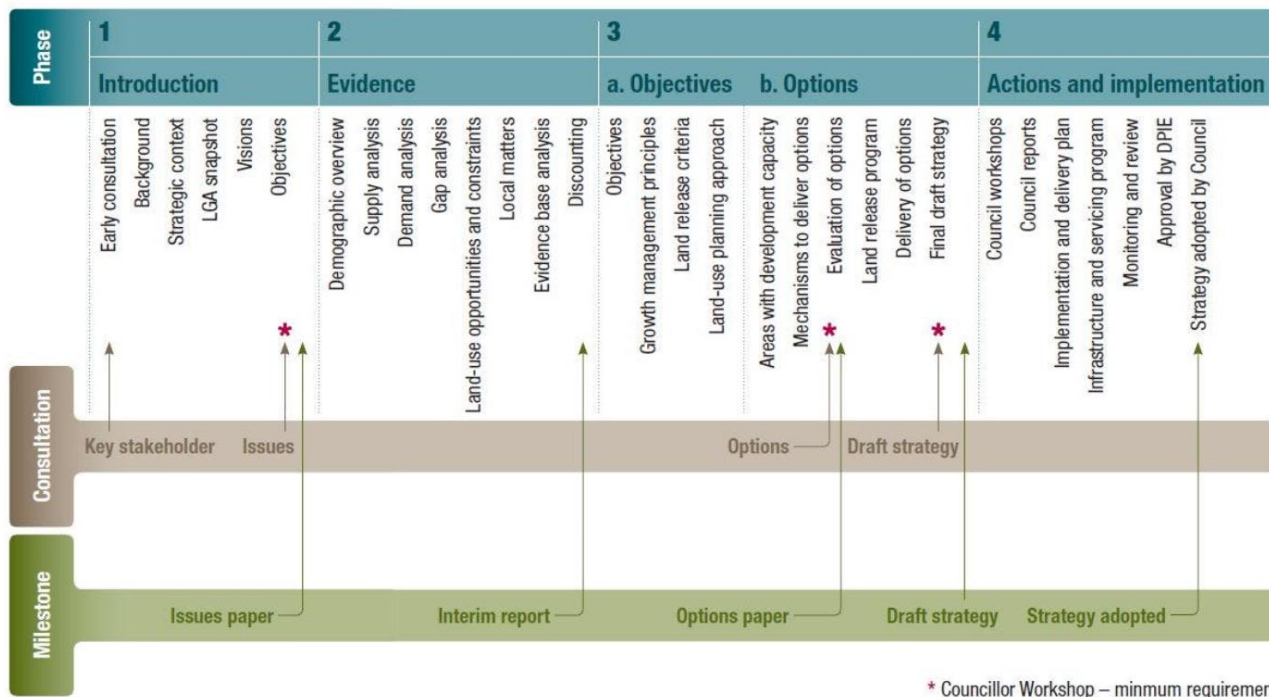
1.1 PROJECT BACKGROUND

Council resolved to prepare a GMHS at its Planning Committee Meeting on 10 December 2020. The resolution required Council to prepare and fund the GMHS as a priority of the 2021/22 Budget and Delivery Program.

When the Department of Planning and Environment (DPE) endorsed the *Tweed Rural Land Strategy 2020 – 2036* (RLS), it supported Council's intent to prepare a strategy that considers the broad strategic context and implications of defining the housing and associated employment needs for the next 20 years. The recently released *North Coast Regional Plan 2041* (NCRP) clearly signals the need for local governments in the North Coast to undertake local housing strategies, with a requirement that these strategies must prioritise new infill development to assist in meeting the Shire's overall 40% multi-dwelling / small lot housing target.

The GMHS project overview is illustrated in Table 1 and summarises the 4 phases of the project and the key stages for each.

¹ Tweed Shire Council Local Strategic Planning Statement, 2020



* Councillor Workshop – minimum requirement

Figure 1: Tweed GMHS Process Summary

1.2 WORK TO DATE AND PURPOSE OF OPTIONS PAPER

1.2.1 Work to Date

The work completed to date in Phase One and Phase Two of the GMHS Project has informed the preparation of this Options Paper as part of Phase Three, which will culminate in the preparation of the draft GMHS at the end of this project phase. Figure 2 represents the various project phases.



Figure 2: GMHS project phase overview

Phase 1 Introduction included initial stakeholder consultation, background review and identification of the current planning and economic context, culminating in the preparation of the Issues Paper. The Issues Paper provided the foundation that set the direction for subsequent Phases of the GMHS by confirming the key issues, challenges and aspirations from the community with respect to the growth task to 2041.

The Issues Paper also summarised the current situation with population and employment growth up to 2022. As part of the Issues Paper, ten themes were identified from extensive background analysis and stakeholder engagement. The aim of evaluating the growth challenges and aspirations was to ensure core issues would be addressed as part of the GMHS. These key growth challenges and aspirations are summarised in Section 2.

Phase 2 Evidence involved the development of the evidence base to inform the preparation of the GMHS and included a demographic overview, supply and demand analysis, gap analysis, identification of land use opportunities and constraints, research on local matters arising from the growth task and a preliminary assessment of greenfield land capacity in the Tweed.

The research and analysis undertaken in Phase 2 confirmed the current situation and identified a 'future state' (outlined in section 5 of this Options Paper), for the Tweed Shire and its localities in 2041. This provided an important baseline on the key issues that will need to be addressed with respect to the management of future population and employment growth.

The findings also highlighted a number of key policy decisions and directions that are needed in informing the options outlined in this Paper.

After completion of this Options Paper and the Draft GMHS as part of **Phase 3, Phase 4** will culminate in the preparation of the final Growth Management and Housing Strategy accompanied by an Implementation Plan.

1.2.2 Purpose of the Options Paper

The purpose of the Options Paper is to provide a clear line of sight in terms of where we have come from in the previous phases of the project, which have led to the development of options outlined in this Options Paper, which have been developed to respond to and manage anticipated growth in the Tweed Shire through to 2041.

The growth challenges and aspirations themes that have been developed throughout the previous phases of the GMHS Project have directly informed the preparation of the options presented within this Options Paper.





The Options Paper has been structured as follows:

- Section 1 – About the GMHS
- Section 2 – Growth Challenges and Aspirations
- Section 3 – Key Trends
- Section 4 – Policy Context
- Section 5 – Growth Outlook
- Section 6 – What We Have Heard From You
- Section 7 – How the Tweed Can Grow to 2041
- Section 8 – Vision Framework
- Section 9 – Options and Opportunities
- Section 10 – Next Steps

This Options Paper is being placed on public exhibition to seek feedback that will assist in refining the growth management options that will then be taken forward in the preparation of the draft GMHS (Phase Three) and ultimately, the final GMHS (Phase Four).

2 GROWTH CHALLENGES AND ASPIRATIONS

The following growth challenge and aspiration themes have been developed from feedback received in previous phases of the GMHS project. These have been utilised to inform the development of the Vision Framework for the GMHS (refer section 8), which will in turn inform the development of various proposed changes to realise this Vision (refer Section 9):

 <p>Growth should be accommodated through a combination of greenfield and infill development.</p> <p>HOUSING SUPPLY</p> <p>WHAT Continued housing supply across the Tweed to 2041.</p> <p>WHY Projected growth in the Tweed over the next 20 years is significant.</p> <p>PRESSURES Unlocking of greenfield supply, utilising infill opportunities, short term accommodation, loss of homes in recent flood events, managing unauthorized dwellings and increased demand for workers accommodation.</p> <p>GMHS OPPORTUNITY Provide a range of viable housing supply options and opportunities in areas that are suited to and in need of supply (i.e., Tweed Heads and Tweed Heads South), both infill and greenfield development.</p>	 <p>Medium and high density dwellings should cater for the increasing demand for greater housing diversity.</p> <p>HOUSING DIVERSITY, CHOICE & AFFORDABILITY</p> <p>WHAT Providing increased housing diversity, choice and affordability.</p> <p>WHY Safe, diverse and affordable housing requires better connections to supporting infrastructure and services, which enables improved health, and greater social, economic and cultural participation.</p> <p>PRESSURES Ageing population, housing location, rising house prices, low rental vacancies.</p> <p>GMHS OPPORTUNITY Provide a wider range of diverse housing outcomes to facilitate increased housing choice and affordability which meets the needs of all community members.</p>
 <p>Sustaining the right development in the right locations across the Shire is an important growth outcome.</p> <p>SETTLEMENT PATTERN</p> <p>WHAT Appropriate settlement patterns to 2041.</p> <p>WHY Projected growth in the Tweed over the next 20 years is significant.</p> <p>PRESSURES Demand for housing and employment land.</p> <p>GMHS OPPORTUNITY Plan for areas that enable managed growth, guides infrastructure planning, promotes sustainable development and supports the protection of environmental and agricultural land.</p>	 <p>Innovation, diversification, and value-adding are key opportunities to broaden the provision of employment land.</p> <p>PROVISION OF EMPLOYMENT LAND</p> <p>WHAT Sufficient employment land supply to meet demand to 2041.</p> <p>WHY Projected growth in the Tweed over the next 20 years is significant and will necessitate increased and new employment opportunities close to home.</p> <p>PRESSURES Unlocking of greenfield supply for employment, natural hazard constraints.</p> <p>GMHS OPPORTUNITY Identify areas that can facilitate employment growth that can be matched with housing supply. Provision of employment opportunities closer to home will provide positive outcomes with economic and social benefits.</p>



Growth should be managed so as not to result in traffic congestion, a disrupted chain of production and overutilised public infrastructure.

MATCHING PLANNED GROWTH WITH THE PROVISION OF INFRASTRUCTURE AND SERVICES

WHAT

Aligning population growth to the provision of adequate infrastructure and services.

WHY

Balancing the provision of development and supporting infrastructure to ensure that where possible, infrastructure is not a constraint to the timely development of housing and provision of employment land.

PRESSURES

Funding infrastructure and services in a timely manner.

GMHS OPPORTUNITY

Close collaboration with infrastructure service providers, consolidation of development density along existing and proposed transport corridors and intervention by government in overcoming infrastructure constraints.



The community values open green spaces and scenic views.

AMENITY, CHARACTER, HERITAGE & LIFESTYLE

WHAT

Preservation and augmentation of the Tweed's unique amenity, character, heritage and lifestyle.

WHY

Growth in population and housing needs places pressure on areas that the community values, such as the beaches, river systems, nature parks, farmland and villages.

PRESSURES

Ensuring new homes and jobs are not delivered at the expense of valued natural and built-form attributes.

GMHS OPPORTUNITY

Recognise the distinct differences and community needs of coastal townships and rural villages. Provide gentle density options and ensure growth is contained within the urban extent to preserve the Tweed's amenity, character, heritage and lifestyle.



The natural environment is referred to as the most attractive feature in making the Tweed a great place to live.

PROTECTION OF THE NATURAL ENVIRONMENT

WHAT

Preservation of the Tweed's unique cultural, scenic, environmental, and geological significance.

WHY

Projected growth places pressure on the natural environment.

PRESSURES

Land degradation, polluted runoff from human activity, introduced pest species, habitat fragmentation and urban encroachment.

GMHS OPPORTUNITY

Preserve identified environmental values to ensure sustainable settlement patterns provide for the protection, enhancement and integration of the natural environment.



Rural land occupies 73.5% of the Shire, covering an area of approximately 97,000 hectares (RLS, 2020).

PROTECTION OF PRODUCTIVE AGRICULTURAL LAND & RURAL LAND VALUES

WHAT

Protecting agricultural land and rural land values.

WHY



Rural and agricultural land plays a critical role in supporting food production, resource management, cultural heritage preservation, economic development and ecological balance.

PRESSURES

Climate change, market volatility, urban encroachment, land fragmentation from subdivision and an ageing rural population.

GMHS OPPORTUNITY

Preserve rural landscapes and ensure productive agricultural lands can continue to operate now and into the future.

 <p>Ensuring development incorporates resilience to the impacts of natural hazards and climate change is critically important.</p> <p>RESILIENCE TO NATURAL CONSTRAINTS & HAZARDS</p> <p>WHAT Building resilience to natural hazards and climate change.</p> <p>WHY A changing climate can induce more frequent and severe natural hazards. As population growth increases, the risk posed to people and property can be heightened.</p> <p>PRESSURES Cost to manage, regulatory frameworks, aged infrastructure, inadequate collaboration between levels of government.</p> <p>GMHS OPPORTUNITY Investigate risk management initiatives that act to support disaster prevention measures (i.e. through building measures and placement of housing/ infrastructure).</p>	 <p>Efficient systems and processes are critical for the delivery of housing and employment supply.</p> <p>PROCESSES & SYSTEMS</p> <p>WHAT Efficient processes and systems.</p> <p>WHY Projected growth in the Tweed over the next 20 years is significant and requires effective processes to facilitate timely, well-located development that meets housing and employment land needs.</p> <p>PRESSURES Approval timeframes, system complexity, political intervention.</p> <p>GMHS OPPORTUNITY Provide the necessary resources, structure, coordination and guidelines to better support sustainable development, infrastructure coordination, stakeholder engagement and regulatory compliance.</p>
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3 KEY TRENDS

Key housing and employment trends at the State and National level will have implications for housing and employment within Tweed Shire (refer Figure 3). These trends will change how housing and employment is expected to evolve over time and the land use considerations necessary to respond to these changes.

Trends will have varying levels of impact on the future of housing and employment in the Tweed. They are considered relevant with respect to changing market factors and consumer expectations, the implications for the provision of housing and the emergence of new jobs within the Tweed through to 2041.

The trends that are anticipated to have a more significant impact on the future provision of housing and employment in the Tweed are:

- The divergent demographics of an ageing population;
- Increasing population;
- Hybrid working arrangements;
- Changes in migration; and
- Shifts in housing preference and design.

These themes are further explored in Section 5 Growth Outlook, where the future housing needs of the Tweed are discussed and demand for different housing types refined for application in the GMHS. The trends associated with the ageing population in the Tweed are also evident in the future employment profile of the Tweed with health care and social services continuing to grow as an employment sector, along with new retail opportunities.

These economic and social trends will influence the provision of housing and employment land within the Tweed into the future. It will be important for the Tweed to be flexible and responsive to evolving trends and the resulting policy shifts. Challenges arise from these complex issues and obstacles, that need to be addressed when developing, implementing,

and evaluating the options developed as part of the GMHS. These challenges can be influenced by a range of factors, such as political, economic, social, and technological dynamics.

Table 1 below outlines the key challenges that the GMHS seeks to address and demonstrates the link between the growth challenges and aspirations themes that have been established throughout the previous phases of the GMHS Project, and which also directly informs the preparation of proposed changes outlined in this Options Paper (refer Section 9).

DRAFT FOR DISCUSSION PURPOSES

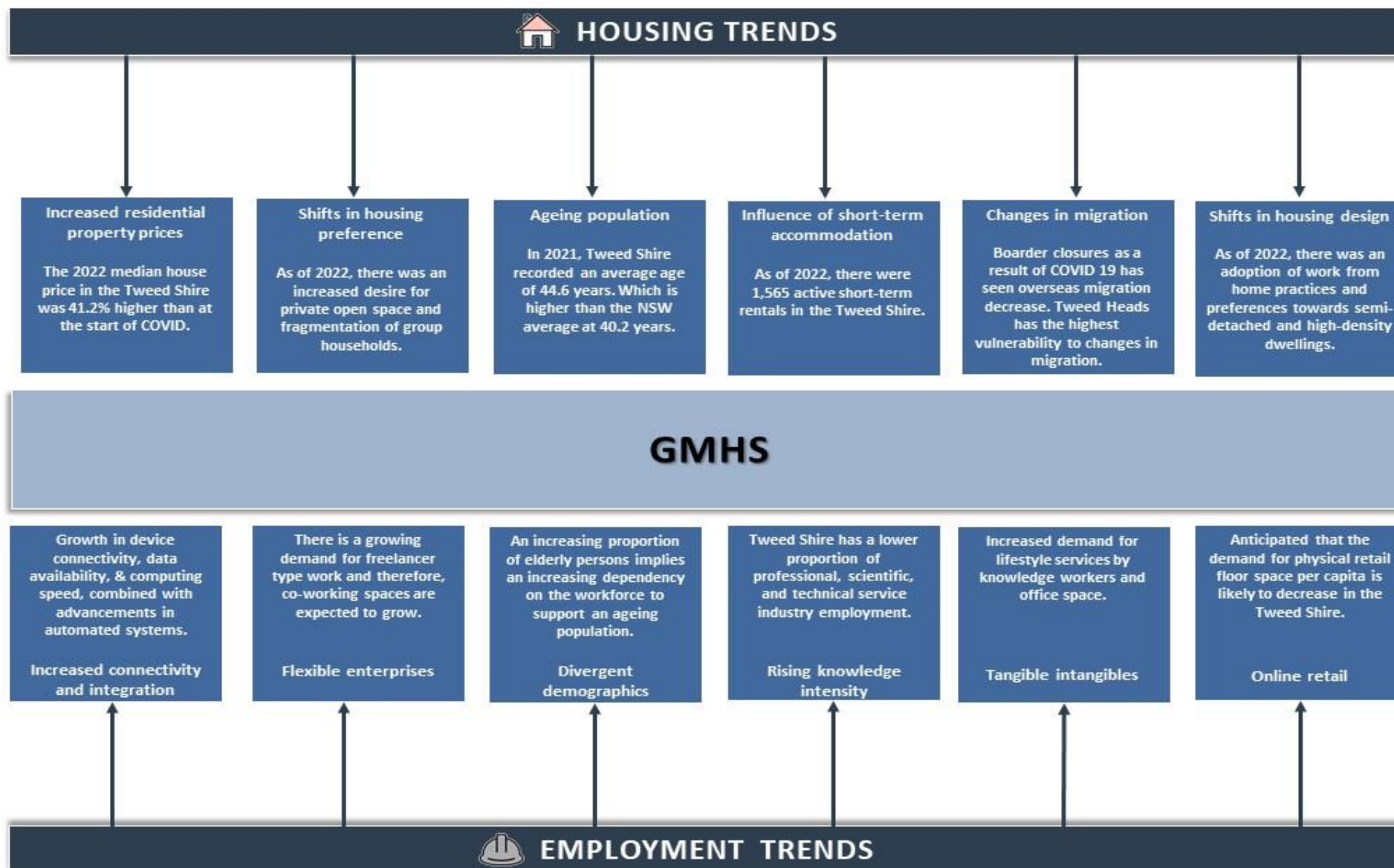



















Figure 3: Overview of trends

ICON LEGEND				
 HOUSING SUPPLY	 HOUSING DIVERSITY, CHOICE & AFFORDABILITY	 SETTLEMENT PATTERN	 PROVISION OF EMPLOYMENT LAND	 MATCHING PLANNED GROWTH WITH THE PROVISION OF INFRASTRUCTURE AND SERVICES
THEME 1	THEME 2	THEME 3	THEME 4	THEME 5
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THEME 6	THEME 7	THEME 8	THEME 9	THEME 10

Table 1: Key policy challenges

#	CHALLENGE	DESCRIPTION	GROWTH CHALLENGES AND ASPIRATIONS THEME/S
1	Matching expected dwelling numbers with available supply	Across Tweed Shire, the projected number of dwellings is anticipated to increase over the next twenty years. This will have implications for identified growth fronts (including greenfield residential land, urban expansion areas and urban release areas) and existing urban areas identified for consolidation through redevelopment and infill.	
2	Encouraging a mix of housing types and density	Distribution of stock varies considerably across Tweed Shire. Therefore, in addressing the North Coast Regional Plan's target of delivering 40% of new dwellings in the form of multi dwelling / small lot (less than 400sqm) housing, the approach will vary across Tweed.	
3	Meeting the needs of an ageing population	Demand analysis on retirement living and aged care facilities demonstrated an existing and growing need for an increased supply of retirement living and aged care facilities in Tweed Shire.	
4	Growth in health care and social assistance	Significant growth in the health sector is expected due to the Shire's robust health network. Options relating to the identification of housing to support a growing workforce are critical.	
5	Growing demand for retail space	The supply demand balance for retail indicates that in 2021, Tweed Shire had a slight oversupply in retail floor space, with this anticipated to shift to a shortfall from 2026 onwards, with the shortfalls most significant in Central Tweed and Tweed Mid Coast.	
6	Growing demand for commercial office space	The supply demand balance for commercial office space identified the need for additional commercial office space, particularly in Pottsville, Kingscliff – in proximity to the new Tweed Valley Hospital, Central Tweed, Cobaki and Terranora.	

#	CHALLENGE	DESCRIPTION	GROWTH CHALLENGES AND ASPIRATIONS THEME/S
7	Growing demand for industrial land	There is an identified shortfall in suitable industrial land, that is flood free, within Tweed Shire to 2041. In addition, existing businesses are often on sites that are significantly constrained.	 
8	Constraints on development	<p>There are a significant number and range of physical constraints that can impact the ability to develop land for urban purposes. This affects development feasibility and the delivery of new housing and employment generating land uses.</p> <p>The Sea Level Rise Adaptation Strategy, once finalised, may also have implications for LEP & DCP controls in areas susceptible to tidal inundation.</p>	    
9	Ongoing viability of rural villages	<p>The growth in the rural areas of the Tweed is not anticipated to be significant, by comparison to the coastal strip, and in some cases, population and demand for dwellings in rural villages areas are anticipated to decline.</p> <p>However, rural villages play an important role in the Tweed and provide key services to those living in rural areas. Providing sufficient land area to accommodate growth in employment land of rural based industries is fundamental and ensuring the ongoing viability of these townships is vital.</p>	   

DRAFT FOR DISCUSSION

4 POLICY CONTEXT

It is important to consider the intent, policy positions and actions set by a range of overarching strategic planning documents in preparing the GMHS, to ensure that there is a clear line of sight between numerous State, regional and local strategic planning outcomes, through to the local community outcomes sought and the proposed changes developed within the GMHS to respond to these (refer Section 9). The suite of legislation and policy documents shown in Figure 4 provides the foundation for development of the GMHS and the relevant objectives, strategies and actions have been considered in the identification and development of the options to respond to the growth task. In addition, **Appendix 1** of this Options Paper also outlines the clear linkage between many of these key policy documents and how these are informing the development of the GMHS.

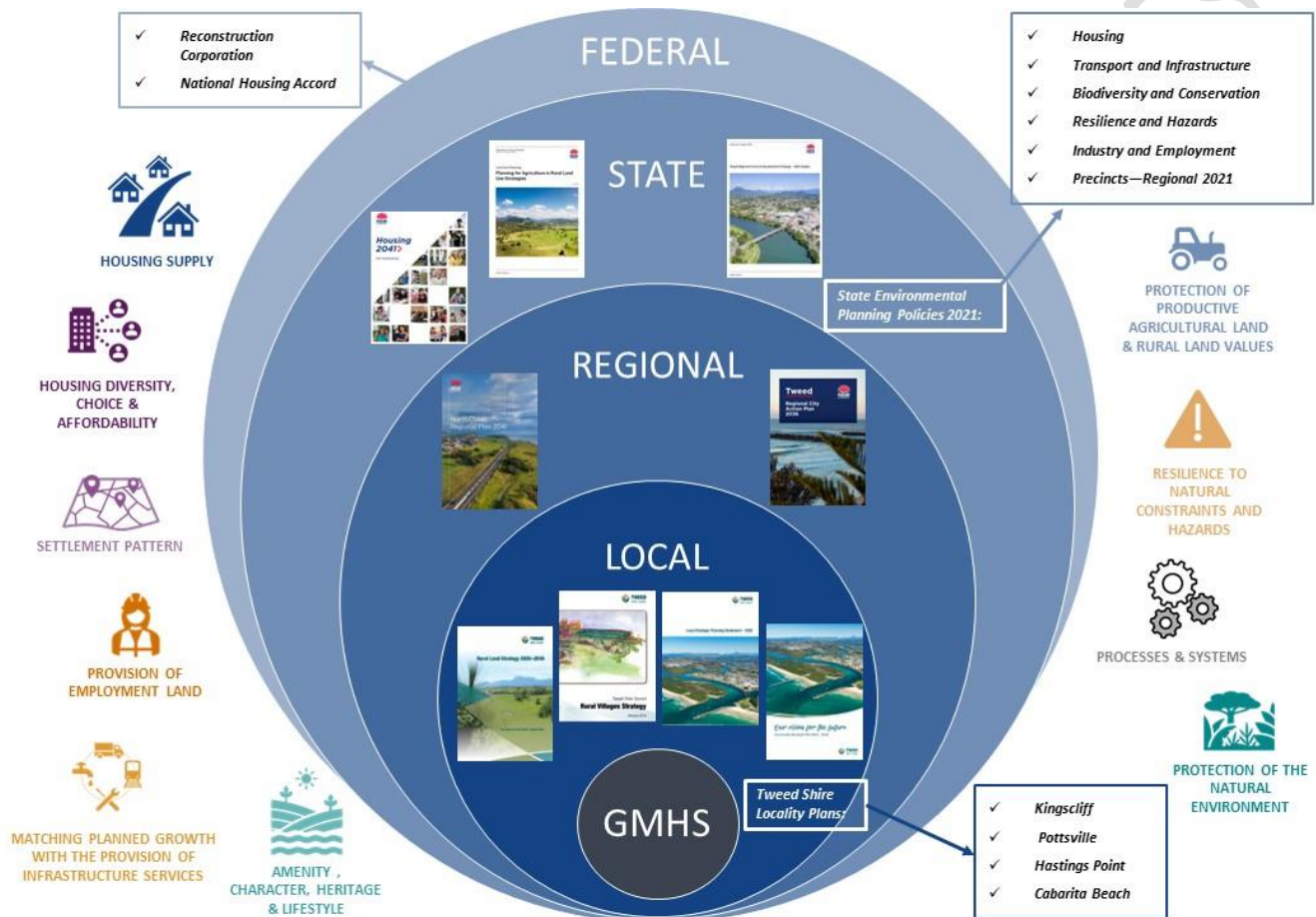


Figure 4: Policy considerations for the Tweed Shire GMHS

Aside from the various Federal, State, Regional and Local strategic planning outcomes established in the abovementioned strategic documents, it is also important that the GMHS consider a range of other specific local matters and considerations, which are outlined briefly below.

4.1 LOCAL MATTERS



Local matters have been identified by Council as important issues that must to be addressed as part of the GMHS. Key local matters link to a range of growth challenge and aspiration themes that have been identified as part of the previous phases of the GMHS Project.








Findings from the research and analysis has provided the evidence base supporting options proposed to address local issues.



Table 2 summarises these local matters and how they can potentially be addressed through the development of tailored proposed changes as part of the GMHS (refer Section 9).

ICON LEGEND				
 HOUSING SUPPLY	 HOUSING DIVERSITY, CHOICE & AFFORDABILITY	 SETTLEMENT PATTERN	 PROVISION OF EMPLOYMENT LAND	 MATCHING PLANNED GROWTH WITH THE PROVISION OF INFRASTRUCTURE AND SERVICES
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Table 2: Specific local matters

#	SPECIFIC LOCAL MATTER	DESCRIPTION	GROWTH CHALLENGES AND ASPIRATIONS THEME/S
Rural Landscapes			
1	Minimum lot sizes in rural Tweed.	The reduction of lot sizes in rural areas has contributed to an escalation in land values, making it more difficult for farmers to purchase adjoining properties to develop scales of enterprise required for farming practices.	
2	Suitability of rural land for agricultural purposes	Various parcels of land within Tweed rural villages have been deemed unsuitable for agricultural purposes due to factors such as poor soil quality and geotechnical constraints etc. In addition, the way that rural land is used has changed significantly in the Tweed since more boutique and diverse rural industries have evolved, in part due to the changing demography of landowners. Current zoning does not appropriately reflect the classification of rural land and its relationship to future land uses. In addition, tidal inundation is expected to affect the viability of agricultural land adjacent to the Tweed River. Responding to this hazard will be further investigated through the Sea Level Rise	

		adaptation strategy. This may further impact on future land use outcomes for rezoning or continued agricultural use.	
3	Secondary dwellings and detached dual occupancies in rural Tweed	Secondary Dwellings and Dual Occupancy (Detached) dwellings are not permissible in RU1 and RU2. This limits the development of these housing types which cater to growing rural industries.	
Urban Areas			
4	Low rise housing diversity	There is demand for increased housing diversity to support projected growth outcomes across the Shire. However, local residents may have different views on increasing housing diversity and density. For example, increased density in Tweed Heads is appropriate as it is already built up, whereas other coastal communities may not be appropriate for higher density housing outcomes. Stakeholder engagement revealed that the community would be willing to support increased housing diversity and choice if located in suitable locations.	
5	Short term rental accommodation	Short term rental accommodation has known impacts upon longer term rental supply and affordability, particularly in highly sought after tourist locations such as Tweed Heads.	
6	Suitability of land for residential accommodation	Various parcels of land within Tweed’s urban areas may not be suitable for residential purposes, mainly due to constraints such as flooding, bushfire and biodiversity. The current zoning does not adequately reflect the development potential of land, with the implications of constraints varying in terms of their potential impact.	
7	Current lot size inconsistency – Hastings Point	The Minimum Lot Size (MLS) for all residential land south of Cudgera Creek is 350m ² in the R2 Low Density Residential zone, with the shops adjoining the caravan park zoned E1 Local Centre. For other R2 zoned land in the Shire, a MLS of 250m ² applies for land within 300 metres of a business zone.	
Other			
8	Climate change impact on housing and employment opportunities	The development of land impacted by natural hazards is an ongoing challenge. Of particular concern is flood mapping that does not cover all areas of the Tweed Shire. The community raised issues with dedicating land for development (residential and employment land) that could have high flood risk which is not yet reflected in current flood mapping.	
9	Private sector investment and innovation in the water and wastewater industry	Infrastructure such as roads, water supply and wastewater disposal have been identified in some areas as a major constraint to the development of land. Privately owned and operated wastewater treatment plants provide an alternative option to connection to Council's limited wastewater system.	

10	Implications of the Covid-19 Pandemic	Lockdowns contributed to housing affordability stress and the ability for people to maintain/ obtain employment. Border closures and restrictions at the peak of the pandemic affected many businesses and livelihoods in the Tweed Shire, particularly for tourism-based businesses, hospitality workers and the construction and trade industry.	
11	Planning documentation alignment	The Tweed Regional City Action Plan 2036, and the Rural Land Strategy 2020-2036 is not currently reflected in the Tweed Local Environmental Plan and Development Control Plan.	

DRAFT FOR DISCUSSION PURPOSES

4.2 TWEED URBAN AND EMPLOYMENT LAND RELEASE STRATEGY 2009

The Tweed Urban and Employment Land Release Strategy 2009 (TUELRS) was prepared to guide and manage future urban development and location of potential employment land within the Shire until at least 2031 and warrants more detailed consideration, as it directly informs the preparation of proposed changes outlined within this Options Paper (refer Section 9). It is acknowledged that the GMHS will supersede the TUELRS 2009.

The TUELRS provided an estimate of land that had potential for urban development, which, at the time, constituted approximately a further 10 years supply of land beyond the 2031 horizon of the TUELRS. The TUELRS also raised the potential to review existing densities in Tweed Heads, Murwillumbah and Kingscliff, subject to locality plans being prepared.

Figure 5 shows the sites that were identified within the TUELRS as part of the Urban and Employment Land Release Program and have been retained in the GMHS. As discussed in **Appendix 2**, TUELRS sites have been considered as part of the research and analysis undertaken in Phase 2 of the GMHS as potential areas to accommodate future growth, through the application of updated constraints mapping and consideration of the current context. While many of the sites remain viable opportunities for further investigation there are some sites that have been deemed no longer appropriate for development when the most recent hazard constraint and infrastructure serviceability assessments were undertaken.

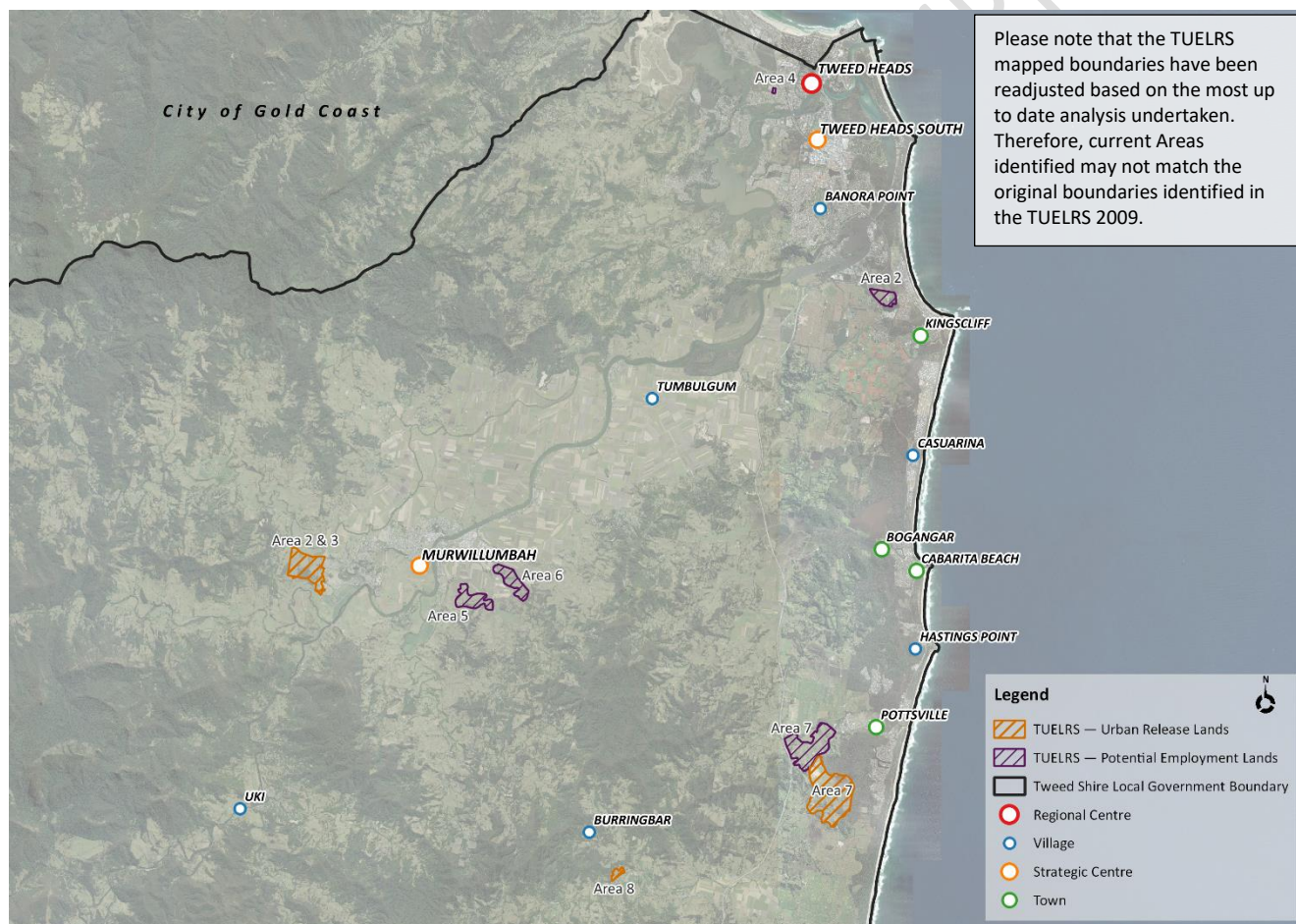


Figure 5: TUELRS Potential Urban and Employment Release sites

5 GROWTH OUTLOOK

The Tweed Shire has experienced sustained growth between the 2016 and 2021 Census years, and this is expected to continue. Such growth brings both challenges and opportunities, so understanding what future population and employment growth may occur in the Tweed over the next 20 years is an important first step in preparing the GMHS.



- **Tweed Shire had an estimated resident population of 97,151 in the 2021 Census.**
- **In 2020 Tweed welcomed its highest number of new residents.**

Data that shows historical population growth provides an insight as to how the population of the Tweed Shire has changed and can be a good indication of how the population may change into the future. Over the past ten years, the population of Tweed Shire has grown by 8,714 people to 97,151 in 2021. Tweed Shire had its highest number of new residents in 2020, with 1,405 people moving to the Tweed that year.

In 2021, the total estimated number of occupied households in Tweed Shire was 41,167. The majority of households are located along the coastal strip, with the catchments of Tweed Heads South – Banora Point catchment contributing 26.4% of total households, North Coast – Kingscliff contributing 11.3% and Tweed Heads contributing 10.9%. Murwillumbah reinforced its role as a Strategic Centre with 10.7% of total households.



- **Tweed Shire had an estimated 41,167 occupied private dwellings in 2021.**
- **The coastal strip contains a majority of the dwellings in Tweed Shire with Tweed Heads South – Banora Point catchment containing 26.4% of the total dwellings in the Tweed.**

The majority of the population growth and demand for housing is derived from net internal migration, which is new residents arriving from other parts of Australia. This is largely driving population growth in the Tweed, because for several years the Tweed was declining in terms of natural increase (i.e. the number of births less deaths).

This can be expected with the demographics of an ageing population, however, there has been a recent shift, with the population growth in 2021 attributed to the natural increase in population in Tweed being positive for the first time in several years. Much of the recent growth in the Tweed Shire is due to its enviable lifestyle, natural amenity and proximity to a range of services and employment opportunities both within the Tweed and across the border in South East Queensland.

These growth drivers are expected to continue into the future, with Tweed Heads in particular likely to attract residents due to anticipated investments in enhanced connectivity with Coolangatta and its relative affordability to the southern Gold Coast. Affordability drivers continue to be a key consideration as the Tweed is recognised as one of the most unaffordable places to live in the world (Bull + Bear¹).

DEVELOPING A GROWTH OUTLOOK

Population projections can be a helpful tool in understanding what future population growth might occur. Projections provide an outlook and are an estimate or forecast used for the purpose of testing the implications of a future growth situation based on the most current information. Projections are important to help us understand what the future might look like. They are not certain (for example, few population projections anticipated a worldwide pandemic in COVID-19), but they do provide a 'best guess' and help local and state governments in planning for the future.

Current population projections for Tweed Shire diverge significantly between different data sources. The NSW Government population project dataset has modest population growth projections for Tweed Shire – an **additional 13,290 persons** in the next 20 years (2021 to 2041), reaching 112,244 persons by 2041. By comparison, Informed Decisions is more ambitious, with an **additional 34,454 persons** projected in the next 20 years, reaching 132,221 persons by 2041.

The GMHS has enabled an opportunity for Council to refine the information available from the current population projections and prepare its own population projections – an **additional 31,182 persons** projected in the next 20 years, reaching 128,333 persons by 2041. In estimating the future housing needs of the region, a set of projections has been

adopted to ensure that a higher growth scenario than the New South Wales State Government projections can be appropriately catered for if it occurs.

5.1 POPULATION

The population projections developed for the GMHS provides a benchmark to compare and contrast a range of approaches to managing growth. This growth outlook takes into account the unique factors that influence and impact growth in the Tweed. Adopting a bold growth outlook has enabled the robust testing of potential implications for future growth.



According to the GMHS population outlook, the population of Tweed Shire is anticipated to increase by 31,682 people over the next 20 years - from 97,151 persons in 2021 to 128,333 persons in 2041ⁱⁱ.

The population outlook and the assessment for housing need (see section 5.2) has been conducted to capture the diversity in population composition and growth throughout the projection horizon, ensuring the housing needs of the future population in each community are carefully considered. As shown in Figure 6, 14² catchments have been identified.

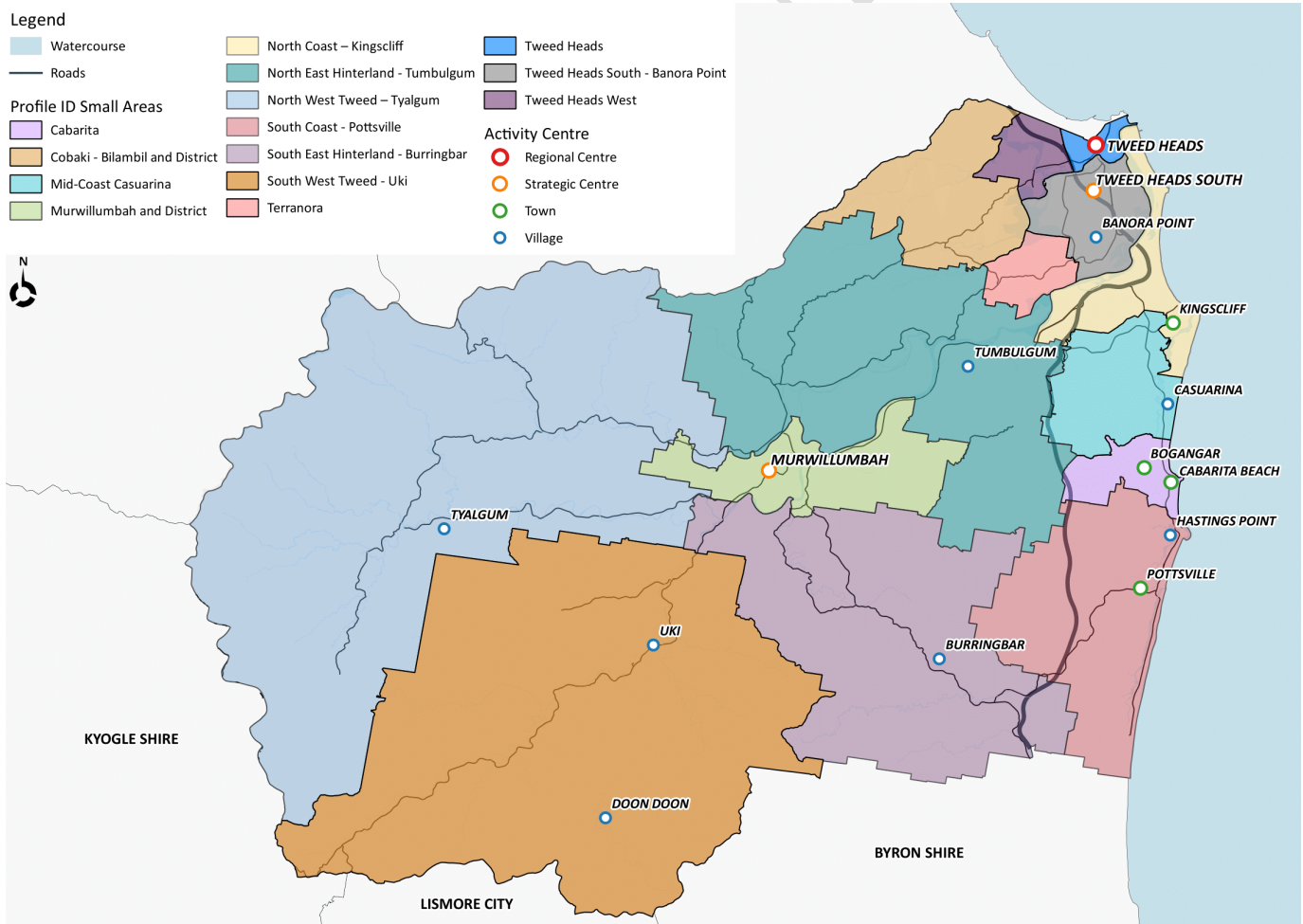


Figure 6: Geographic boundaries of population and dwelling catchments within Tweed Shire

² At the time the report was compiled, the Profile ID boundaries within Tweed included Cobaki – Piggabeen and Bilambil – Bilambil Heights, as opposed to the combined Cobaki – Bilambil and District catchment. Therefore, for the purpose of this report and the subsequent analysis, the Cobaki – Bilambil and District catchment has remained separated as Cobaki – Piggabeen and Bilambil – Bilambil Heights.

The population outlook for these catchments are outlined in Figure 7 and Table 3 shows how the growth outlook for Tweed Shire compares to the whole of New South Wales.

Table 3: Population Outlook – Tweed Shire, 2021 to 2041 (Source: Bull + Bear)

	2021	2026	2031	2036	2041	Ave. Ann. Growth Rate, 2021-41
Tweed Shire	97,151	101,340	107,624	117,050	128,333	1.4%
New South Wales	8,188,651	8,474,000	8,915,665	9,354,480	9,803,536	0.9%

5.1.1 Ageing population

The Tweed has an ageing population profile, which presents a challenge in providing housing stock suitable for people to age in place and a competitive property market for ageing residents looking to downsize. An ageing population will also have implications for the future demand and supply of specialised housing types, such as retirement villages with independent living units, manufactured home parks and residential aged care beds (discussed further in Section 5.2.3).

In 2021, Tweed Shire recorded a larger proportion of persons aged 65 and older (26.6% of residents), increasing from 17.8% of residents in 2011. Rural areas in particular, recorded the largest increases in this age cohort. Cobaki - Piggabeen Area, Mid Coast – Casuarina and Terranora catchment areas are anticipated to experience the highest average growth rates of aged residents from 2021 through to 2041 (refer Table 4).

Table 4: Population distribution of residents aged 65 years and older

Catchment Area	2021	2041	Ave. Ann. Growth Rate, 2021-41
North West Tweed - Tyalgum	595	695	0.8%
South West Tweed - Uki	482	552	0.7%
South East Hinterland - Burringbar	622	680	0.5%
Murwillumbah and District	2,669	3,297	1.1%
North East Hinterland - Tumbulgum	644	702	0.4%
South Coast - Pottsville	2,010	2,801	1.7%
Cabarita Area	563	725	1.3%
Mid Coast - Casuarina	566	1,647	5.5%
North Coast - Kingscliff	2,855	3,395	0.9%
Terranora	441	849	3.3%
Cobaki - Piggabeen Area	95	855	11.6%
Bilambil - Bilambil Heights	837	1,392	2.6%
Tweed Heads West	1,887	1,977	0.2%
Tweeds Heads	3,050	4,126	1.5%
Tweeds Heads South - Banora Point	8,035	8,842	0.5%
Tweed Shire	25,350	32,536	1.3%

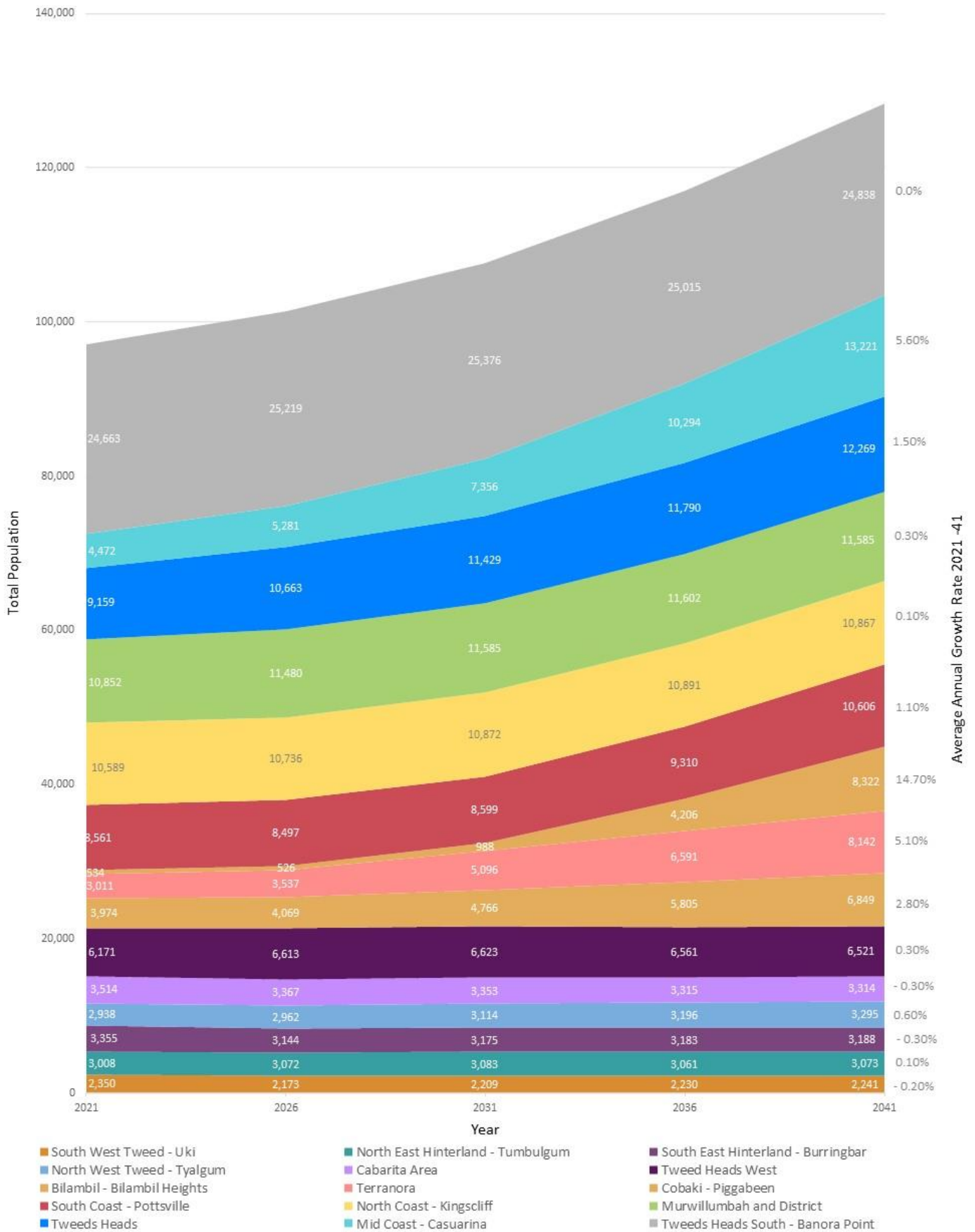


Figure 7: Population Outlook – Tweed Shire, 2021 to 2041 (Source: Bull + Bear)

5.2 HOUSING

This section provides dwelling projections for the Tweed Shire between 2021 and 2041. Dwelling projections are informed by household projections through the assumption that the number of dwellings is equal to the number of households within an area. As such, household projections were prepared by applying an average household size to the total population projections (refer Table 3).

Across the Shire, the projected number of dwellings is anticipated to increase by 12,247 dwellings over the next twenty years to 53,413 (by 2041), with growth in the number of dwellings anticipated to be highest in Mid Coast – Casuarina and Cobaki – Piggabeenⁱⁱⁱ.



According to the GMHS housing outlook, the number of dwellings in Tweed Shire is anticipated to increase by 12,247 dwellings over the next 20 years – from 41,167 dwellings in 2021 to 53,413 dwellings in 2041.

Table 5 and Figure 8 below summarise the number of households for the catchments within the Shire, compared with New South Wales between 2021 and 2041.

Table 5: Dwelling Outlook (i.e. number of households) – Tweed Shire, 2021 to 2041 (Source: Bull + Bear, 2023)

	2021	2026	2031	2036	2041	Ave. Ann. Growth Rate, 2021-41
Tweed Shire	41,167	43,183	45,764	49,238	53,413	1.3%
New South Wales	3,149,481	3,267,391	3,446,295	3,624,969	3,808,495	1.0%

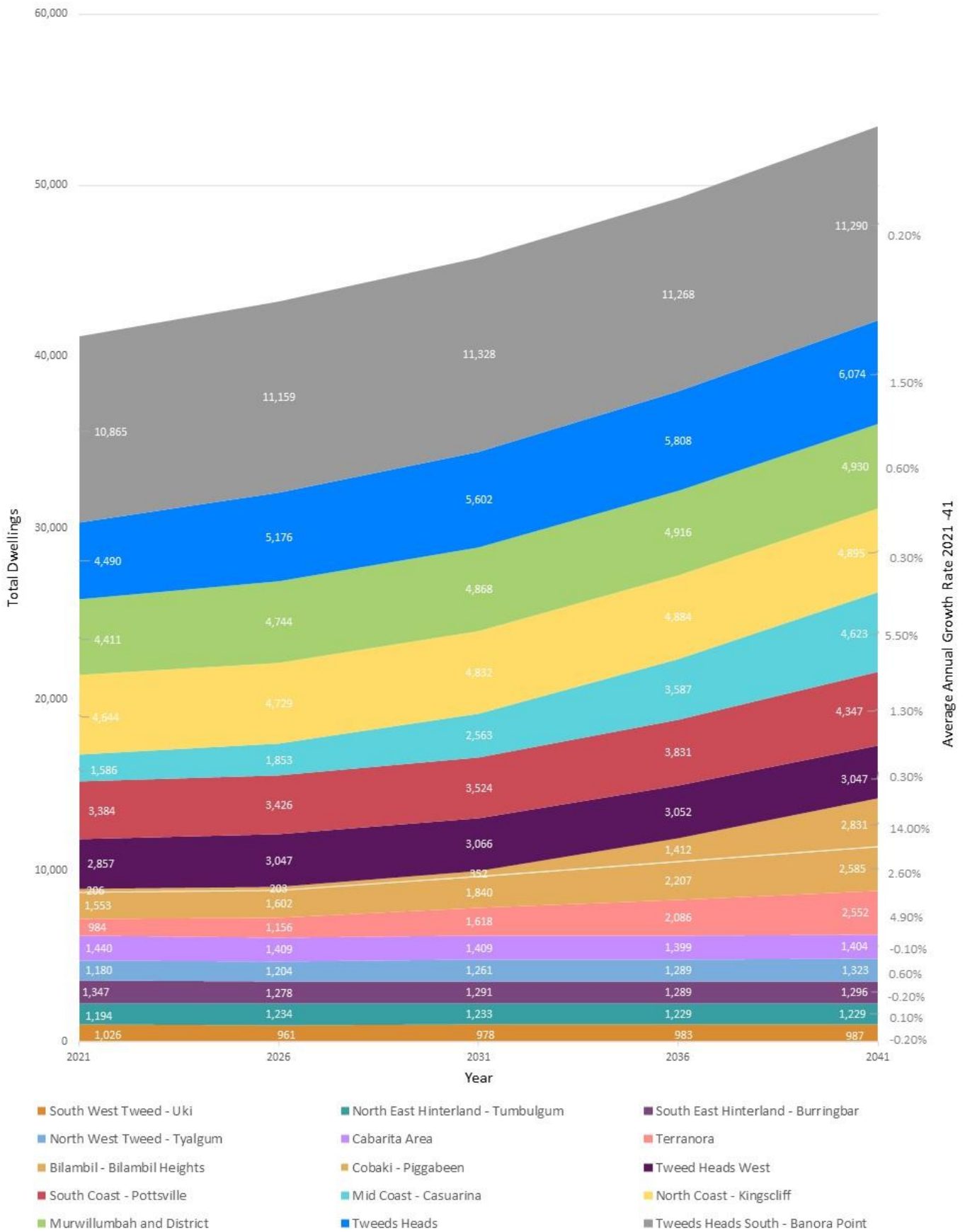


Figure 8: Dwelling Outlook (i.e. number of households) – Tweed Shire, 2021 to 2041 (Source: Bull + Bear, 2023)

5.2.1 Household size

As of 2021, the average household size within Tweed Shire was 2.36 residents per household^{iv}. The highest average household size was recorded within the Terranora catchment area (3.06 residents per household), whilst the smallest average household size was recorded within the Tweed Heads catchment area (2.04 residents per household).

The projections in Figure 9 below have utilised the average household projections provided by Informed Decisions over the same assessment period. The average household size in all catchment areas is expected to range between 2.02 persons per household and 3.19 persons per household by 2041.

The projected household by number of persons in Tweed Shire is anticipated to increase as outlined in Figure 9, which summarises household projections by number of persons within Tweed Shire in the 2021 to 2041 period.

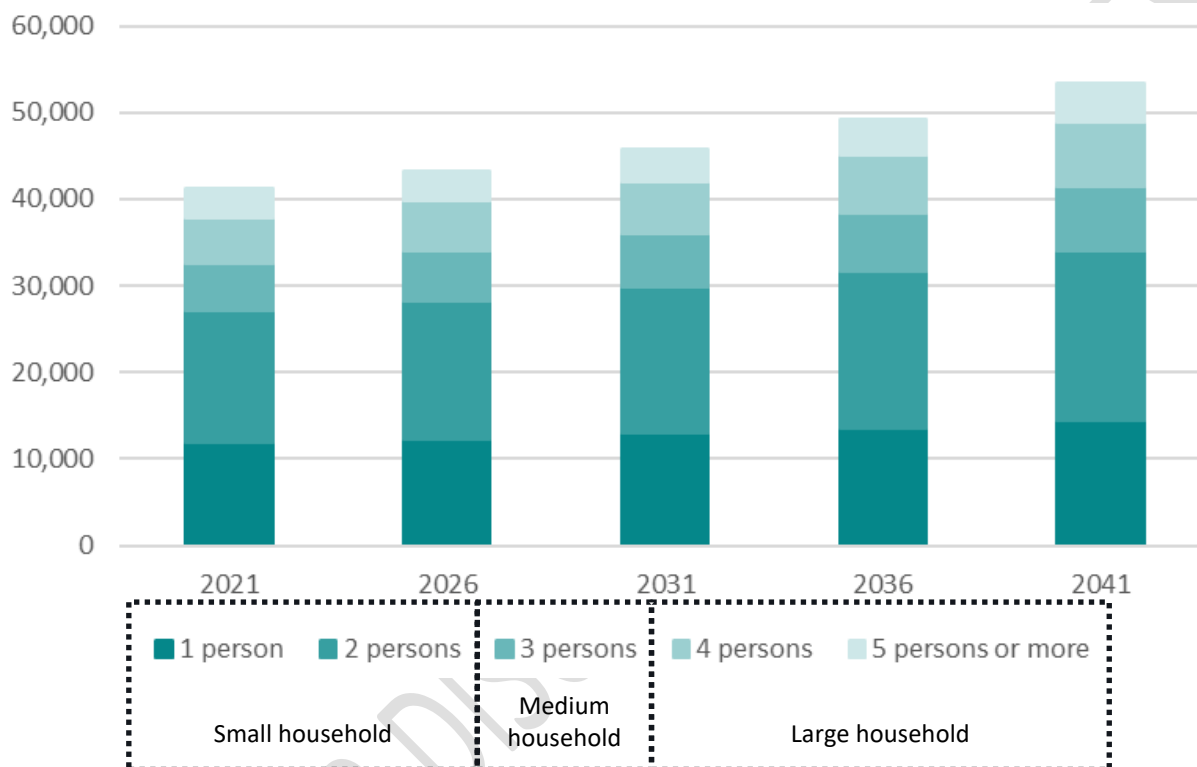


Figure 9: Household Projections by Number of Persons – Tweed Shire, 2021 to 2041 (Source: Bull + Bear, 2023)

Over the 2021 to 2041 period, small households (1 to 2 persons) will increase most significantly (approximate increase of 6,850 households) while large households (4 or more persons) are also increasing, but to a lesser extent (increase of 3,476 households). It is anticipated that small households will increase most significantly across the majority of the catchments, reflective of the older age profile of the region.

In assessing future housing need, it is necessary to understand how the existing composition of households by size relates to the existing stock of dwellings by size. This provides for a clearer view on how households are expected to change over time.

A comparison of 2021 households and dwellings by size for each catchment shows that there are more small households (1-2 persons) than small dwellings (1-2 bedrooms) in each catchment, while there are usually fewer medium households (3 persons) than medium dwellings (3 bedrooms) and significantly fewer larger households (4+ persons) than large dwellings (4+ bedrooms). This suggests that to varying degrees, the dwelling stock is currently skewed away from small dwellings toward larger dwellings.

Based on the analysis undertaken of the existing household composition versus the existing housing stock, there is a need for more small dwellings to cater for smaller households. However, a household’s housing needs can change over the household lifecycle (e.g. a small household of 2 persons might purchase a medium or large dwelling in anticipation of starting a family), which needs to be considered when putting policies in place to achieve greater housing diversity and choice (i.e. through the provision of more small dwellings).

Tweed Shire is expected to remain predominantly a detached dwelling market, with growth in mixed housing types such as semi-detached and attached dwellings (i.e. apartments).

Figure 10 summarises the dwelling projections for small, medium and large dwellings by catchment and for Tweed Shire, showing the proposed change in distribution of dwelling size across the catchments. This represents the projections for different dwelling sizes under existing policy, compared with a scenario where policy intervention enables a shift towards a better distribution of dwelling sizes, specific to the projected housing needs of each catchment.

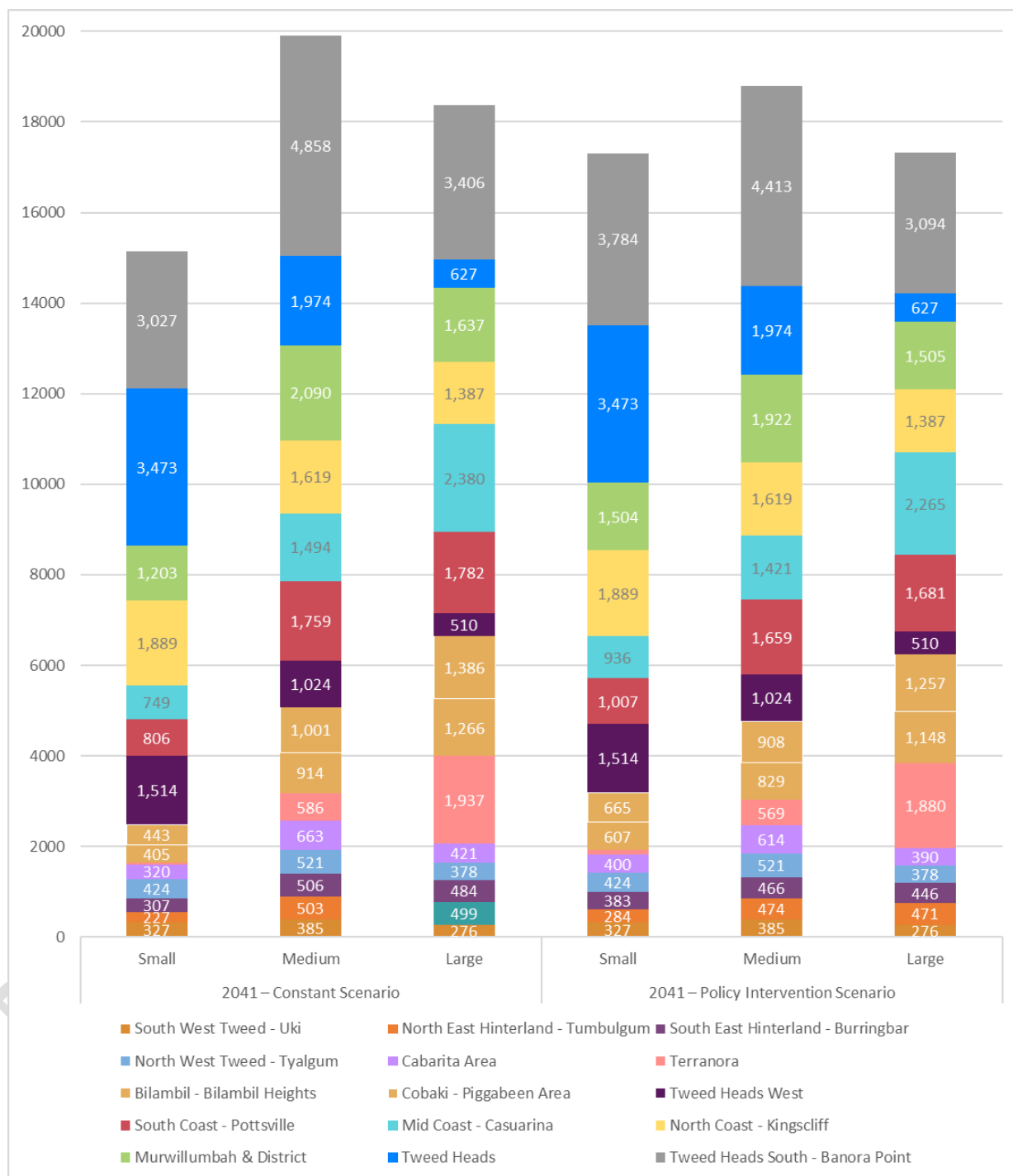


Figure 10: Small, Medium and Large Households to Dwelling Projections– Tweed Shire, 2041 (Source: Bull + Bear, 2023)

5.2.2 Dwelling type

At the catchment level, the distribution of dwelling typologies varies significantly. Several of the more rural catchments like North West Tweed – Tyalgum and South West Tweed – Uki, are dominated by separate houses, with little to no semi-detached and attached offerings. Whilst in these catchments, this trend is not anticipated to shift significantly, careful consideration will need to be given to downsizing opportunities. In these areas, this is likely to represent either the delivery of small lot detached housing within the major community in proximity to services and facilities, or the delivery of secondary dwellings on properties to allow residents to age in place. In addition, members of some rural villages have suggested that expansion to accommodate seniors living opportunities might be appropriate.

By comparison, the more coastal or populous catchments have more varied dwelling offerings, with catchments like Cabarita Area and Mid Coast – Casuarina recording a higher proportion of small semi-detached and attached product within the small (one to two bedroom) and medium (three bedroom) dwelling categories^v. Over half of all dwellings in the Tweed Heads catchment in the small (one to two bedroom) and medium (three bedroom) categories were delivered in the form of semi-detached and attached dwellings.

This analysis demonstrates that the distribution of dwelling stock varies significantly across Tweed Shire, hence the approach taken to contribute towards the achievement of 40% of new dwellings by 2041 in the form of multi dwelling / small lot (less than 400sqm) housing in the region overall as per the North Coast Regional Plan 2041, will vary across the Tweed.

Dwelling size by type is an important metric in understanding demand for housing through to 2041. As identified by the analysis there is a deficit in the size and type of dwelling provided in the Tweed Shire, when compared to the anticipated mix of household composition.

Overall, between 2021 and 2041, the demand for dwellings by typology in Tweed is anticipated to be:



- Additional 8,751 to 9,710 separate houses;
- Additional 1,220 to 1,974 semi-detached dwellings;
- Additional 1,249 to 1,499 attached dwellings; and
- Additional 33 to 68 other dwellings^{vi}.

5.2.3 Specialised housing types

Of the total population aged 65 years and over (25,350 persons), there is a large proportion of residents (18,439 persons) that are aged 70 years and over (refer Figure 11).

The population aged 65 years and over within Tweed Shire is anticipated to increase by 7,186 persons, from 25,350 persons in 2021 to 32,536 persons in 2041 (an increase of 1.3% per annum). The proportion of residents aged 70 years and over is projected to increase at a slightly higher rate (1.4% per annum), from 18,439 persons in 2021 to 24,221 persons in 2041, or by 5,782 persons across the period^{vii}.

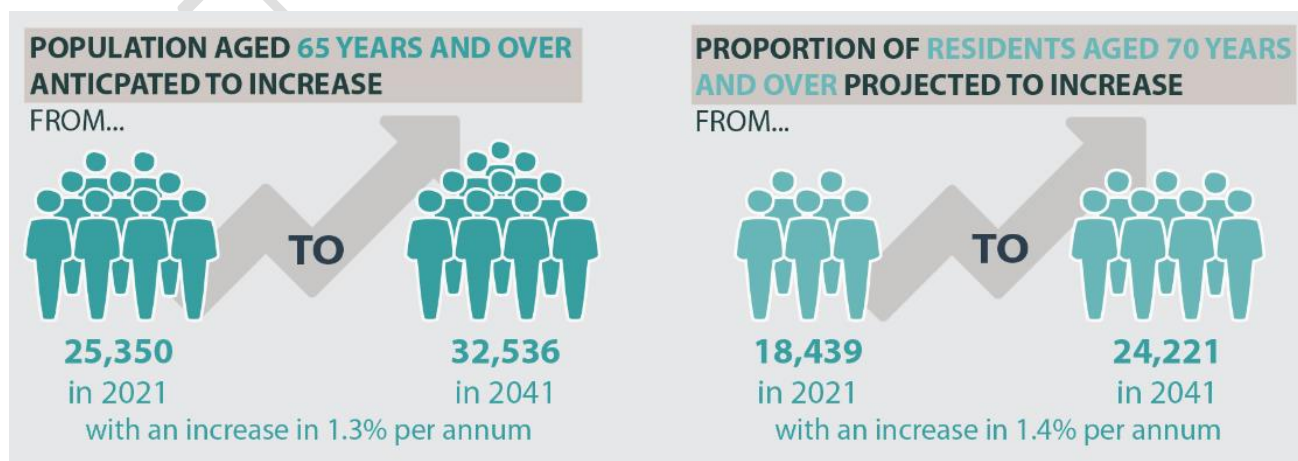


Figure 11: Aged population anticipated increase to 2041 - Tweed Shire (Source: Bull + Bear, 2023)

As people age their housing needs can change dramatically. To support the dwelling outlook, the assessment has sought to estimate the demand (current and projected), supply (existing and approved) and need for additional alternative housing typologies such as retirement village independent living units (ILUs), manufactured home parks and residential aged care beds.

5.3 EMPLOYMENT

In 2021, 40,668 Tweed residents were employed, representing an increase of 4,961 from 35,707 in 2016^{viii}. The number of people employed within the Tweed Shire rose from 28,158 workers in 2016, to 33,248 workers in 2021, an increase of 5,090 workers. This indicates that a number of Tweed residents travel outside of the Shire for work^{ix}.

In recent years there has been a significant increase in the proportion of people employed in the health care and social assistance industries. This is largely due to the Tweed Valley Hospital development which commenced in January 2021, and the expansion of the Gold Coast University Hospital and the Robina Private Hospital and can also be attributed to the ageing population in the Tweed.



- According to the 2021 Census Tweed Shire had an estimated workforce of 33,248 people.
- In total, 62.6% of residents living in the Shire also worked in the Shire, representing an increase from 61.5% in 2016.

Seven catchments have been identified to help understand where people work (refer Figure 12), based on an amalgamation of the 14 population and dwelling catchments previously discussed in Section 5.1 and outlined in Table 6.

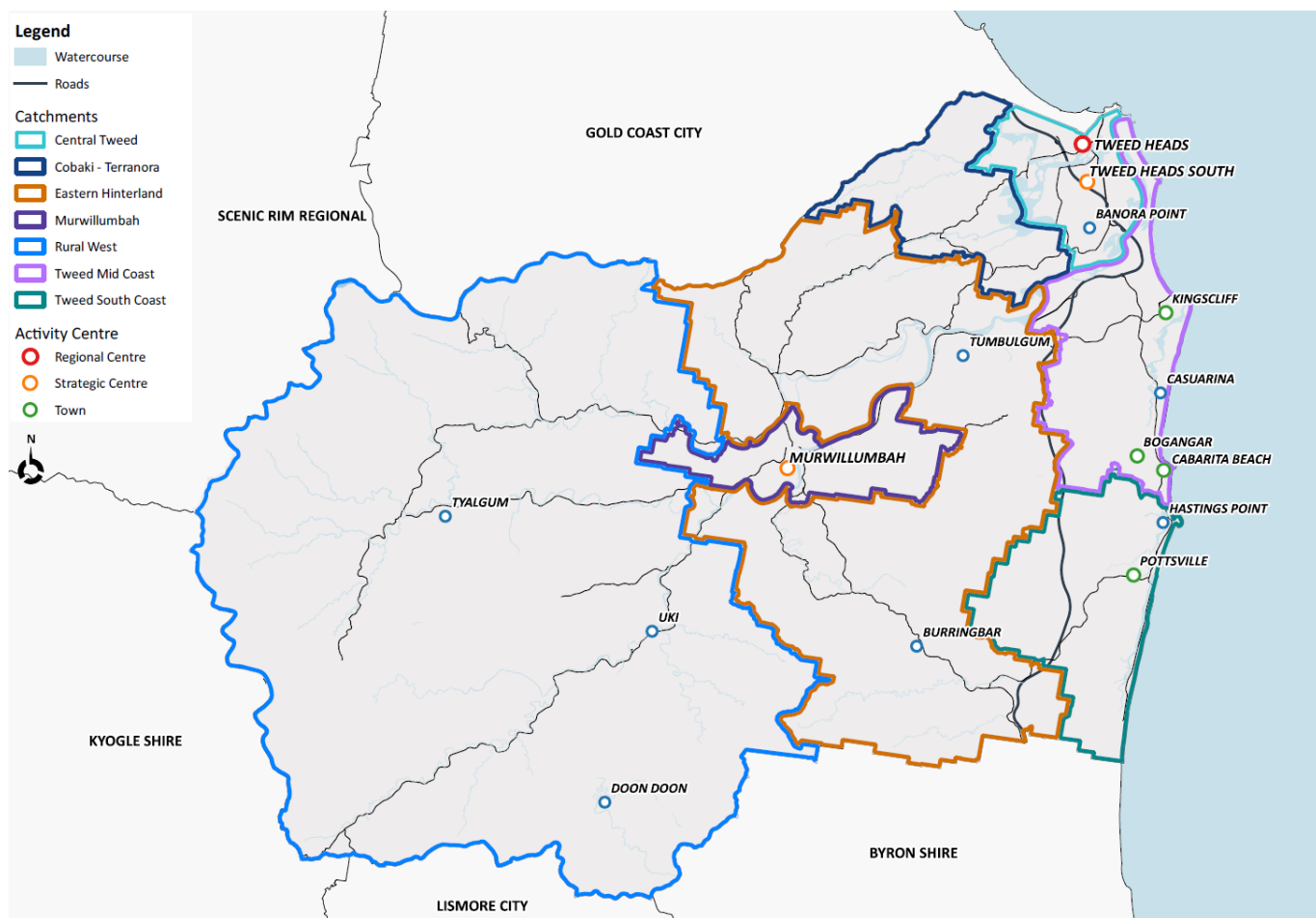


Figure 12: Geographic boundaries of employment catchments within Tweed Shire

Table 6: Employment and population and dwelling catchment amalgamation

EMPLOYMENT CATCHMENTS	POPULATION AND DWELLING CATCHMENTS
Central Tweed	Tweed Heads
	Tweed Heads South-Banora Point
	Tweed Heads West
Cobaki-Terranora	Cobaki-Bilambil and District
	Terranora
Eastern Hinterland	North East Hinterland-Tumbulgum
	South East Hinterland-Burringbar
Murwillumbah	Murwillumbah and District
Rural West	North West Tweed-Tyalgum
	South West Tweed-Uki
Tweed Mid Coast	Cabarita
	Mid-Coast Casuarina
	North Coast-Kingscliff
Tweed South Coast	South Coast-Pottsville

In preparing the employment outlook for the Tweed through to 2041, consideration was given to the employment projections published by Transport for NSW data in 2022. The Transport for NSW figures were based on 2016 Census data and have been rebased³ to reflect the results of the 2021 Census. In addition, the Transport for NSW employment projections were adjusted where necessary and appropriate taking into consideration the Tweed context, megatrends and opportunities for the region.



According to the employment outlook, the employment population of Tweed Shire is anticipated to increase by 11,272 jobs over the next 20 years - from 31,746 jobs in 2021 to 43,018 persons in 2041.

This represents an average growth rate of 1.5% per annum between 2021 and 2041.

Growth will be most significant in health care and social assistance industry at 2.9% per annum^x.

At 2041, the Central Tweed catchment will have the highest number of workers with 49% of the total workforce, followed by the Tweed Mid Coast and Murwillumbah catchments as shown in Figure 13. The distribution of the workforce across these catchments is expected due to the following key employment generators – the Tweed Hospital site in Tweed Heads, the location of Murwillumbah District Hospital in Murwillumbah and the opening of the Tweed Valley Hospital in Cudgen^{xi}.

³ To rebase the employment estimates, 2021 Census data was used as the base year.

The average annual growth rates in each five year interval (i.e. 2021-26, 2026-31, 2031-36 and 2036-41) for each industry sector were then applied to generate projected employment by industry for Tweed Shire in 2026, 2031, 2036 and 2041.

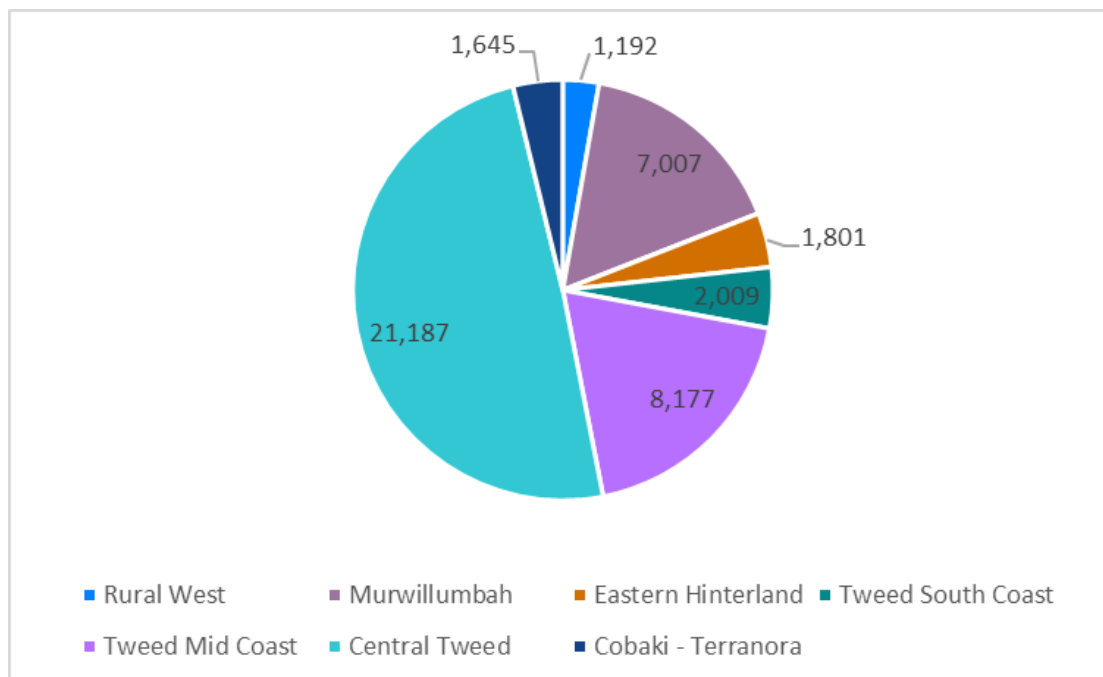


Figure 13: Employment outlook by catchment – Total at 2041

It is expected that growth will be most significant in health care and social assistance (growth of 2.9% per annum) followed by professional, scientific and technical services (growth of 2.0% per annum), as shown in Table 7. It is also anticipated that health care and social assistance will record the largest growth in employed persons over the projection period (increase of 5,084 persons), followed by education and training (increase of 897 persons). Industries that will employ the largest portion of the workforce are health care and social assistance, retail trade, accommodation and food services and education and training. Mining is the only sector expected to record a decrease in employment over this period (decrease of 1.6% per annum)^{xii}.

Table 7: Employment outlook by industry – Tweed Shire, 2021 to 2041 (Source: Bull + Bear, 2023).

	2021	2026	2031	2036	2041	Ave. Ann. Growth, 2021-41
Agriculture, Forestry and Fishing	878	934	1,006	1,105	1,215	1.6%
Mining	41	39	37	33	30	-1.6%
Manufacturing	1,331	1,433	1,587	1,701	1,817	1.6%
Electricity, Gas, Water and Waste Services	363	390	403	424	445	1.0%
Construction	2,902	2,972	2,982	3,109	3,202	0.5%
Wholesale Trade	563	572	594	626	655	0.8%
Retail Trade	4,000	4,294	4,331	4,712	4,763	0.9%
Accommodation and Food Services	3,516	3,477	3,647	4,152	4,355	1.1%
Transport, Postal and Warehousing	1,135	1,113	1,164	1,234	1,273	0.6%
Information Media and Telecommunications	278	240	266	291	311	0.6%
Financial and Insurance Services	477	521	554	605	657	1.6%
Rental, Hiring and Real Estate Services	552	611	633	671	706	1.2%
Professional, Scientific and Technical Services	1,595	1,973	2,004	2,257	2,366	2.0%
Administrative and Support Services	905	974	1,026	1,089	1,152	1.2%
Public Administration and Safety	1,662	1,838	1,869	2,069	2,056	1.1%

	2021	2026	2031	2036	2041	Ave. Ann. Growth, 2021-41
Education and Training	3,191	3,567	3,702	4,036	4,088	1.2%
Health Care and Social Assistance	6,483	8,038	8,947	10,979	11,567	2.9%
Arts and Recreation Services	528	592	617	654	696	1.4%
Other Services	1,346	1,444	1,501	1,572	1,663	1.1%
Total	31,746	35,022	36,869	41,318	43,018	1.5%

5.4 IMPLICATION OF GROWTH OUTLOOK FOR OPTIONS DEVELOPMENT

An outlook for population, dwelling and employment growth to 2041 has been prepared for the Tweed Shire to assist in understanding the growth task and what land use pattern may be required to respond to population and employment growth over the next 20 years.

The housing and employment demand analysis undertaken as part of Phase 2 of the GMHS Project, also identified the demand for new homes and jobs through to 2041. The identification of areas that do not currently have sufficient supply of new homes and jobs have been used to guide the development of the proposed changes outlined in this paper (refer Section 9).

6 WHAT WE HAVE HEARD FROM YOU

Extensive stakeholder engagement activities and events have been undertaken throughout Phases 1-3 of the GMHS, to provide forums for input and discussion that ensures the GMHS reflects local aspirations and priorities. The intent is that all stakeholders including the community, are informed, consulted, involved and have the opportunity to collaborate with the project team and provide feedback to help shape the GMHS.

Details about the engagement activities undertaken and planned for in the future are outlined in Table 8.

Table 8: Engagement activities

ENGAGEMENT ACTIVITY	PROJECT PHASE (1-4)	PURPOSE AND INTENT	DETAILS AND KEY METRICS
Your Say Tweed Project Page	All	<p>To provide a central location to share information about the project and upcoming engagement activities.</p> <p>Information regarding the project, frequently asked questions, timeframes and status of works are maintained on Council's <i>Your Say Tweed</i> website.</p>	<ul style="list-style-type: none"> Went live on 8 August 2022 Project overview and key project documents available for viewing and download 900 visits were recorded during the period from 8 August to 12 September
Community and Phone Survey	Phase 1	<p>To provide the community with an opportunity to share their concerns and aspirations regarding population and employment growth.</p> <p>The online survey assisted the project team in gaining an early understanding from the broader community with respect to:</p> <ul style="list-style-type: none"> Issues and priorities for housing choice Issues and priorities for employment Aspirations for housing and employment in the Tweed Shire Other relevant growth management issues in Tweed Shire 	<ul style="list-style-type: none"> Available online via <i>Your Say Tweed</i> between 8 August and 12 September 2022 12 questions to broadly understand housing choice, projected future growth and fundamental values upheld by the Tweed community 282 people completed the survey
Community Briefing Sessions	Phase 1	<p>Community Briefing Sessions are held to enable community members to join either in person or online to hear briefings from the project team about the project.</p> <p>The sessions in Phase 1 aimed to encourage group discussions and obtain feedback regarding potential issues, challenges and opportunities that should be considered in preparing the GMHS.</p>	<ul style="list-style-type: none"> Open for community members to attend – via a registration process In-person session at Murwillumbah on 25 August 2022 from 10:30am – 12:00pm 14 community members in attendance Online session held on 25 August 2022 from 6:00pm to 7:30pm using the Microsoft Teams platform <ul style="list-style-type: none"> 12 community members in attendance
Community Conversations	Phase 1 & Planned	Community conversations open to all members of the public with an aim to	<ul style="list-style-type: none"> Community conversations (four in-person workshop events)

ENGAGEMENT ACTIVITY	PROJECT PHASE (1-4)	PURPOSE AND INTENT	DETAILS AND KEY METRICS
	for Phase 3	<p>encourage broad-based and deliberate engagement.</p> <p>Round #1 of community conversations were held to get feedback on the draft Issues Paper.</p>	<ul style="list-style-type: none"> ○ Session #1 – Cabarita (2 November 2022 from 10:00am – 12:00pm) ○ Session #2 – Murwillumbah (2 November 2022 from 05:30pm – 07:30pm) ○ Session #3 – Tweed Heads (3 November 2022 from 10:00am – 12:00pm) ○ Session #4 – Kingscliff (3 November 2022 from 05:30pm – 07:30pm)
Industry Forum	Phase 3	<p>The industry forum was held to obtain input from local industry representatives and developers that facilitate the delivery of housing in the Tweed Shire.</p> <p>Four overarching themes came through in the discussions during the Industry Forum:</p> <ul style="list-style-type: none"> ● A Frustrating Development Assessment Process ● Over-Regulation of Residential Development ● A Lack of Understanding about the Growth Task ● Pressures in the Land Development Pipeline 	<ul style="list-style-type: none"> ● In person session at the Murwillumbah Auditorium on 30th May 2023 from 09:00 am – 11:00 am (AEST) <ul style="list-style-type: none"> ○ approximately 69 attendees
Individual Key Stakeholder Meetings	Phase 3	<p>Meetings were held with key stakeholders to better understand what might be possible regarding the supply of housing and employment land for the next 20 years.</p> <p>The purpose of the meetings were to:</p> <ul style="list-style-type: none"> ● Better understand what is proposed for each key stakeholders landholdings ● Discuss how density, diversity, affordability, sustainability, liveability, wellbeing, and reliability can be built into the strategy ● Identify possibilities for inclusion within the GMHS draft Options Paper, and the Affordable Housing Strategy ● Explore how the GMHS and AHS might provide certainty, and consensus about pathways for the next 20 years of housing and employment land supply 	<ul style="list-style-type: none"> ● In person sessions at the Tweed Heads Civic and Cultural Centre on 30 May 2023 with the following stakeholders: <ul style="list-style-type: none"> ○ Gales Holdings ○ Pottsville Development Corporation ○ LEDA ○ Ramtech ○ Coolangatta & Tweed Heads Golf Club

ENGAGEMENT ACTIVITY	PROJECT PHASE (1-4)	PURPOSE AND INTENT	DETAILS AND KEY METRICS
<p>Project Reference Group Meetings</p>	<p>All</p>	<p>The Project Reference Group (PRG) is an impartial body of experts/people holding relevant knowledge and technical expertise tasked with:</p> <ul style="list-style-type: none"> • providing information, advice and views to Council and its consultants concerning development of the GMHS; • providing a technical review of documentation as requested by the Project Manager; • support development of best land use policy and practice; and • support Council decision making. <p>The purpose of the PRG Meeting #1 was to share information about the approach and methodology for the GMHS and obtain feedback regarding potential issues, challenges and opportunities that should be considered in preparing the GMHS.</p> <p>The purpose of the PRG Meeting #2 was to share the key findings from the Interim Report, discussing the implications and policy considerations of these findings.</p> <p>The purpose of the PRG Meeting #3 was to test opportunities for renewal and growth in the Tweed Heads locality and brainstorm further ideas to unlock the potential in Tweed Heads.</p>	<ul style="list-style-type: none"> • Held online using the Microsoft Teams platform on 23 August 2022 from 10:00am to 11:30am • Held online using the Microsoft Teams platform on 15 February 2023 from 09:00am to 10:30am • Held online using the Microsoft Teams platform on 16 May 2023 from 09:30am to 11:30am

Feedback received across the various stakeholder engagement activities conducted to date, highlighted that the Tweed community recognises growth as an inevitable factor that could bring varying issues, challenges and opportunities.

Opportunities such as improved transportation infrastructure, diverse employment and increased housing supply, affordability and choice, while building resilience to natural hazards were all identified as being important issues. However, there are recurring issues that have been expressed by the community consistently throughout the engagement activities conducted to date, including inadequate systems and processes, ageing infrastructure, loss of natural spaces and disruption to Tweed’s unique heritage, identity and rural values.

In response to the key issues raised by stakeholders in previous engagement activities (balanced with the findings from the evidence base established through the previous phases of the GMHS), a number of potential changes have been developed as part of the Options Paper (outlined in Section 9). The changes seek to address many of the key matters raised, facilitating the achievement of greater housing and employment diversity and supply to meet the projected needs of the Tweed community to 2041, while balancing this with protecting the environmental, natural and heritage attributes that define the unique character of the Tweed, while ensuring that new and growing communities are designed to be resilient to natural hazard events, such as flooding and bushfires.

7 HOW THE TWEED CAN GROW TO 2041

In light of the 2041 population, housing and employment outlook outlined in Section 5, consideration needs to be given to how future growth can occur in a way that is efficient, consistent and cost-effective. There are two distinct land use patterns that are often utilised in providing more land for housing and employment uses:

- Greenfield development, through the release of (generally) rural land for urban purposes; and
- Infill development within existing urban areas.

It is anticipated that responding to demand for housing and employment land across the Tweed will require the delivery of a mix of both greenfield and infill development.

To facilitate the preferred land use pattern identified in the GMHS will need a tailored mix of both infill and greenfield development catering to the distinct features, character and community profile for the various areas across the Shire (refer Section 9).

The land use pattern transect shown in Figure 14 below, demonstrates the different urban form and densities that can be delivered across a range of greenfield and infill areas and across different zones.

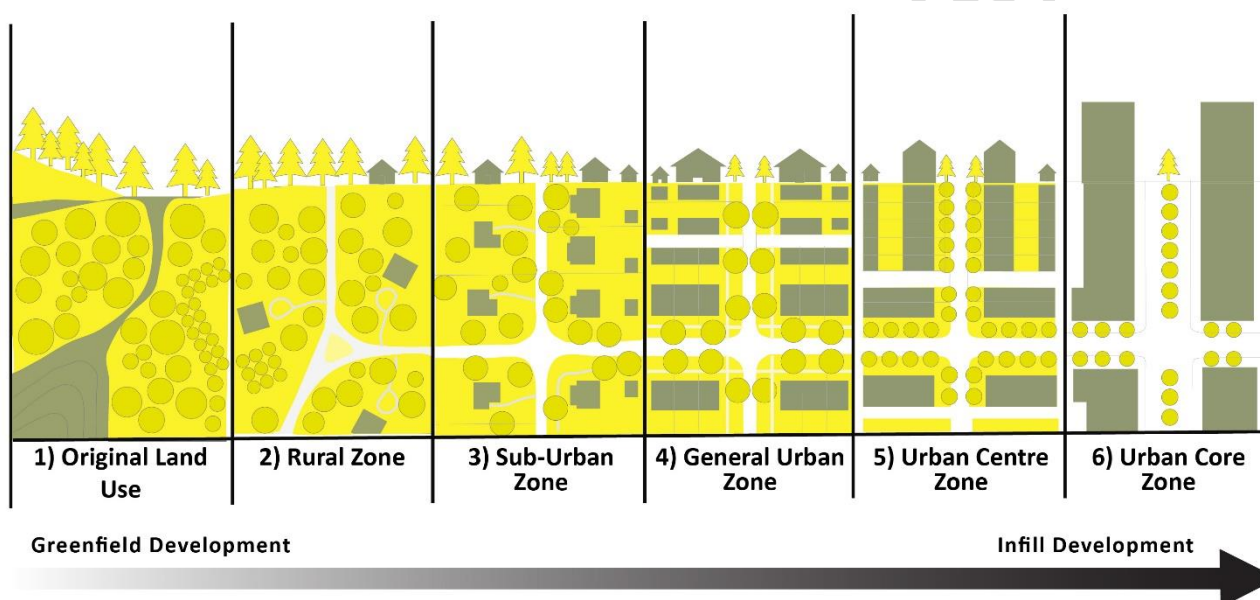


Figure 14: Land use pattern transect

Further information on greenfield development and infill development is also provided below.

GREENFIELD DEVELOPMENT

Greenfield development involves the development of unused land parcels or farmland generally located on the periphery of existing urban areas.

It represents a traditional approach to urban expansion, where new infrastructure and services are established from scratch to accommodate population growth and economic development.

Greenfield development provides a unique opportunity to increase the diversity and choice of housing and employment opportunities close to home.

It provides a blank canvas for implementing modern infrastructure and services, efficient transportation networks, and green spaces.

Planning that balances development and environmental conservation is crucial in ensuring that greenfield development aligns with sustainable growth principles and values in the Tweed Shire.

Greenfield development provides a unique opportunity to increase the diversity and choice of housing and employment opportunities close to home.

In larger greenfield sites there is often land dedicated for schools, parks and centres where residents can access key facilities and services such as a supermarket.

Examples of greenfield development in the Tweed include Cobaki Lakes, Kings Forest, Bilambil Rise, and Area E at Terranora. Opportunities for employment and medium density development within these greenfield sites should be encouraged where appropriate.



Aerial photo of Salt Estate (Source: Nearmap, 2023)



Combination of attached and detached small lot housing - Catherine Park Estate, Oran Park (Source: UDIA, 2022)



Residential dwellings including 2-3 storey homes and terraces - Putney Hill, Ryde (Source: UDIA, 2021)

INFILL DEVELOPMENT

Infill development refers to the more intensive use of land for development in existing urban areas to maximise the use of existing infrastructure and resources.

Infill development provides an alternative to urban sprawl by focusing on compact, sustainable, and efficient land use patterns.

By repurposing vacant lots, outdated structures, or underutilised spaces, infill development promotes urban revitalisation, fosters community cohesion, and supports economic growth.

This growth concept can not only minimise the need for expanding urban boundaries but can also reduce private vehicle dependency, enhances walkability, and promotes the use of public transit.

Infill development is a forward-thinking approach to urban growth that can balance the preservation of existing neighbourhoods, infrastructure and the natural environment with the creation of vibrant, inclusive, and sustainable communities. It can also often provide for the more cost-effective provision of infrastructure, being located within existing, established areas.

Infill development can often provide for more diverse housing types and increase the amount of residential housing options which can directly increase housing diversity and affordability.

Infill development can be in the form of medium to high density residential flats, town houses (such as row housing), duplexes, units, small lots, rooming accommodation and retirement living.

Infill development often delivers a complementary mix of uses in close proximity such as residential, retail, commercial, employment, civic and entertainment uses.

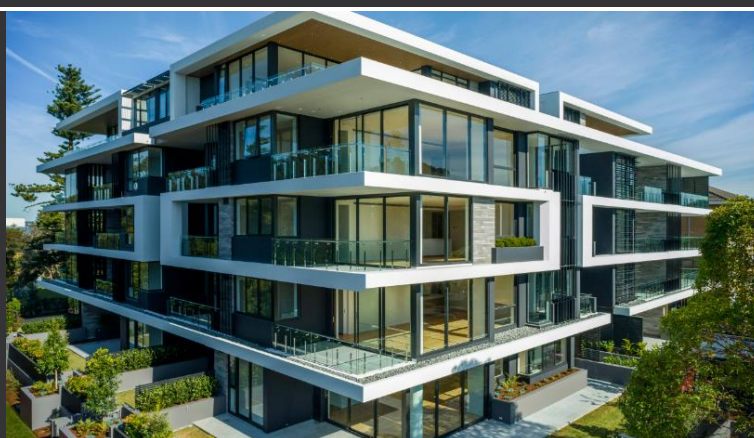
Examples of infill development in the Tweed include the higher density unit complexes predominantly being delivered in Tweed Heads.



'ENVI' Micro-lot infill urban village - Southport (Source: DegenhartSHEDD, 2020)



Small scale infill social housing for senior residents - Blackett (Source: UDIA, 2022)



Medium density apartments in proximity to the coastline - Dolls Point (Source: UDIA, 2022)

7.1 CLIMATE CHANGE IMPLICATIONS

The climate is rapidly changing, and it poses a profound risk to people, as well as the natural and built environment. Climate related impacts as a result of extreme weather and climatic events becoming more frequent and intense have various implications, including a potential loss of existing dwellings requiring relocation, or creating additional demand for land and/or housing, reduced agricultural production from increasing climate variability and rising insurance costs, as the likelihood of damage to built assets increases.

Mitigation and adaptation measures have been considered and included as potential options where appropriate, to help reduce the implications of anthropogenic climate change. However, it is acknowledged that single policy options are not sufficient on their own and that successful implementation is reliant on cooperation at all scales and levels of governance.

A Sea Level Rise Adaptation Strategy is currently being developed, which will involve reviewing current and future development areas within the Tweed. Future stages of the GMHS project will consider how this may impact on proposed increased densities in susceptible areas, once final outputs have been delivered.

7.2 RURAL HOUSING

The rural landscape is one of the key defining features and attractors of the Tweed. Floodplains covered in sugarcane, undulating arable and grazing land, fronting on to the escarpment of the Mount Warning Wollumbin caldera covered in natural vegetation of international significance, all come together to provide a unique and unmistakable aspect of the Tweed, are features that need protection and clear guidance.

Rural villages are an important part of Tweed's history and character; providing vital services and facilities to those living in rural areas and contribute to Tweed's unique rural landscape identity. A range of key drivers for the investigation of rural housing as part of the GMHS have been identified through the following:

1. Rural Land Strategy 2020-2036
 - Policy Direction 5: Greater diversity of rural housing
2. Council resolution of 10 December 2020
 - A growth management and housing strategy be prepared which includes consideration of:
 - Minimum lot sizes in rural Tweed;
 - Land identified as not being suitable for agricultural purposes (including covered agriculture); and
 - The place of dual occupancy (detached) in rural Tweed.
 - Council, in the development of its 2021/2022 budget and delivery program, provides for adequate budget to undertake the above works and incorporates the project priorities into the delivery program.
3. Rural Villages Strategy
 - Strategy goal 4: Ensure that future development occurring in the rural settlements provides a variety of housing choice for existing and future needs
4. Community Conversations feedback (Phase 1 consultation – Issues Paper)
 - The provision of housing in and around rural villages was a particular focus for some community members

An economic analysis of rural areas as part of the demand assessment through to 2041 (undertaken in Phase 2 – Interim Report), indicated an ageing population and small demand for new homes within rural areas, due to minimal or declining population growth. The growth in the rural areas of the Tweed is not anticipated to be significant by comparison to the coastal strip. However, it is clear that there are some parts of the community that feel there is a need for additional housing opportunities to be provide for within the rural areas of the Tweed. The implications of allowing a strategic increase in housing in rural areas must be carefully considered, as the analysis undertaken is showing a very limited demand for additional housing within the rural parts of the Tweed.

The Housing Needs Assessment has defined 14 sub-catchments within Tweed Shire, including the following rural areas⁴:

- North East Hinterland – Tumbulgum, which includes the rural community of Tumbulgum;
- North West Tweed – Tyalgum, which includes the rural communities of Chillingham, Crystal Creek and Tyalgum;

⁴ It is noted the rural community of Bilambil falls within the Cobaki – Bilambil and District catchment, which is anticipated to record significant population growth to 2041. However, this growth will be primarily driven by activity outside of the rural village of Bilambil, hence has been excluded from the assessment.

- South East Hinterland – Burringbar, which includes the rural communities of Mooball, Burringbar, Stokers Siding, and Crabbes Creek; and
- South West Tweed – Uki, which includes the rural communities of Doon Doon and Uki.

Historically, the rural areas of Tweed Shire have accounted for approximately 6.0% of population growth and 7.7% of new house approvals.

Whilst rural villages are perceived as an attractive lifestyle proposition to a segment of the community, they do not represent an affordable housing solution. The assessment has disaggregated property market sales data as presented in the Housing Needs Assessment as occurring in a rural village or urban locality, based on allotment size and location. This disaggregation identifies the price differential between houses in rural villages and houses in urban localities have increased significantly since 2018-19, increasing to over \$600,000 in 2021-22.

The assessment also identifies whilst the median days to sell has fallen across Tweed Shire, typically properties in rural communities take over twice as long to sell (refer Table 9).

Table 9: Residential Property Market Overview, Rural Villages and Urban Localities

	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Rural House Sales							
Number of Sales	82	99	82	59	49	90	73
Median Allotment Size	133,050	111,200	190,450	121,800	102,300	129,000	101,900
Median Sale Price	\$750,000	\$737,500	\$798,000	\$875,000	\$990,000	\$1,150,000	\$1,700,000
Median Days to Sell	205	149	114	105	80	79	77
Non-Rural House Sales							
Number of Sales	1,414	1,438	1,347	1,194	1,208	1,629	1,327
Median Allotment Size	702	703	702	703	687	703	709
Median Sale Price	\$512,500	\$580,000	\$630,000	\$645,000	\$660,000	\$800,000	\$1,080,000
Median Days to Sell	60	45	45	56	57	29	29

Source: Bull & Bear Economics analysis, disaggregating property sales data presented in the Housing Needs Assessment

This growing price differential is anticipated to moderate demand for dwellings within the rural areas of Tweed relative to historic trends. Over the next 20 years to 2041, population and dwelling growth within the rural areas is anticipated to be focussed in the North West Tweed – Tyalgum catchment, with a small amount of population growth also anticipated within the North East Hinterland – Tumbulgum catchment. The projections suggest small declines in both the South West Tweed – Uki and South East Hinterland – Burringbar catchments, which is consistent with the latest outlook published by Informed Decisions.

The Housing Needs Assessment identifies the demand for additional dwellings by size, which has been utilised in informing policy decisions for rural villages. Table 10 below summarises the additional demand for dwellings by size in the 2021 to 2041 period for the rural villages.

Table 10: Projected Demand for Additional Dwellings by Size, 2021-2041

Catchment	Small (1-2 bedroom)	Medium (3 bedroom)	Large (4+ bedroom)	Total
North West Tweed - Tyalgum	76	30	38	143
South West Tweed - Uki	-23	-17	1	-39
South East Hinterland - Burringbar	61	-69	-44	-51
North East Hinterland - Tumbulgum	37	-25	23	35

Note: Highlighted cells indicate demand growth for this dwelling size between 2021 and 2041

Source: Derived from Table 5-22 of Housing Needs Assessment

In the 2021 to 2041 period, additional dwelling demand is highest for small dwellings, reflective of the relative ageing of the rural areas. It is noted there is anticipated to be demand growth for large dwellings in the South West Tweed – Uki and North East Hinterland – Tumbulgum catchments, which can potentially be met through renovations of existing medium dwellings (which are anticipated to record declining demand in the 2021 to 2041 period).

The North West Tweed – Tyalgum catchment is anticipated to require additional dwellings of all sizes, including both medium and large dwellings. This points to a need to ensure there is sufficient zoned land in this catchment to accommodate anticipated growth in dwelling demand.

Rural villages play an important role in the Tweed and provide key services to those living in rural areas and as identified through the key drivers, there is a need to encourage people to continue to live in rural villages (particularly, Burringbar, Crabbes Creek and Tyalgum) to ensure their ongoing viability. Given the ageing population within these areas, options to allow for ageing in place should be considered. This includes allowing for Secondary Dwellings within the RU1 and RU2 zones, which would provide for a smaller dwelling to be developed on a rural lot in addition to the primary residence. This allows the land owner to downsize on their property whilst providing for someone else (such as a family member, carer, farm worker etc.), to occupy the larger dwelling whilst the land owner resides in the smaller residence.

Existing rural villages present opportunities to expand and provide additional, alternative housing forms that grow in parallel with the protection and management of the natural environment. Proposed changes outlined in Section 9 seek to progressively leverage short-term gains that meet the more immediate needs of the rural community, along with securing the role of rural housing to support the long-term future of rural villages. Overarching considerations for rural housing include:

- Releasing land in and around the rural villages of Crabbes Creek, Burringbar and Tyalgum to allow for new dwellings;
- Refinement of rural residential provisions and lot sizes within specific localities; and
- Secondary Dwelling provisions to allow for these within the RU1 and RU2 zones, subject to meeting certain criteria.

Table 11 analyses the rural housing options that have been proposed in Section 9, including an articulation of the issue, the proposed change and the planning analysis accompanying the proposed change.

Table 11: Rural Housing Options Analysis

ISSUE	PROPOSED CHANGE	PLANNING ANALYSIS
<ul style="list-style-type: none"> • The reduction of lot sizes in rural areas has contributed to the escalation in land values, making it more difficult for farmers to purchase adjoining properties to develop scales of enterprise required for traditional farming practices. • Community feedback supported the need for rural lifestyle blocks within proximity to townships. 	<p>Amend LEP/DCP provisions to facilitate the subdivision of properties less than 10 hectares in existing clusters, where it does not expand the footprint of the cluster, impact agricultural land, environmental values or scenic amenity of the locality or contain farmland rated properties.</p>	<ul style="list-style-type: none"> • Supports the protection of viable agricultural land, environmental values or scenic amenity of the locality. • Prevents wholesale fragmentation of viable agricultural land by allowing for concentrated clusters or precincts to be further subdivided for lifestyle lots. • Advances Actions 92 and 93 in the Rural Land Strategy.
<ul style="list-style-type: none"> • Lack of detached Secondary Dwellings that contribute to maintaining the viability of rural areas. • Rural land holders are unable to accommodate future family generations as they age. 	<p>Amend the LEP (2014) to make Secondary Dwellings (detached) permissible with consent in the RU1 Primary Production and RU2 Rural Landscape zones, subject to meeting certain criteria. Associated amendments are also proposed to accompany this change.</p> <ul style="list-style-type: none"> • Planning controls and development standards to be developed to minimise the potential adverse impact 	<ul style="list-style-type: none"> • Enables greater opportunities for rural land holders to age in place. • Provides accommodation options for workers within rural areas. • Provides a legitimate form of housing supply within rural areas. • Supports the protection of viable agricultural land,

	<p>of Secondary Dwellings. Such controls and standards might include:</p> <ul style="list-style-type: none"> ○ Single access point and shared driveway. ○ Controls for size of ‘Secondary Dwellings’ in the RU1 and RU2 zones (60m², etc.) ○ Potential to share a single On Site Sewerage Management (OSSM) system. ○ Separation distance from principal dwelling, or sites in the most suitable location to minimise impacts. ○ Scenic impact controls. ○ Regulation of the types of building materials to be used. ○ OSSM suitable siting. ○ Vegetation protection. ○ Consideration of cumulative impacts, including other rural housing initiatives. <ul style="list-style-type: none"> ● Review of land use tables for RU1 and RU2 zones to reduce potential land use conflicts and inconsistencies with the zone objectives. ● Development contributions waiver to be removed from all applications for Secondary Dwellings RU1 and RU2 zones. ● Dwelling entitlements map; planning proposal to activate the 2 year sunset clause to be added to the map before all dwelling entitlement investigations cease. ● Illegal dwellings to be considered in a package that addresses all of the above. 	<p>environmental values or scenic amenity of the locality.</p> <ul style="list-style-type: none"> ● Additional detached Secondary Dwellings in appropriate locations in the rural zone can assist in providing greater housing supply and diversify the use of rural land to help protect agricultural activity and amenity. ● Advances Action 83 in the Rural Land Strategy.
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7.3 KINGSLIFF LOCALITY PLAN

The Kingscliff locality is expected to experience increased population growth through to 2041 with the opening of the Tweed Valley Hospital in proximity to the TAFE and High School. Anticipated growth represents a demand for services, facilities and accommodation. The Kingscliff Locality Plan and Development Control Plan have been prepared as a framework to guide and manage future growth, preserve local character, improve green spaces, support business and employment opportunities, encourage housing diversity and improve the public domain.

Proposed changes have been developed as part of the Options Paper, which recognise the need to elevate the work undertaken as part of the Locality Plan and Development Control Plan as a means to unlocking further housing and employment opportunities in and around the Kingscliff locality through to 2041. Aligning the proposed changes in the Options Paper with the draft Kingscliff Locality Plan and Development Control Plan is important, as this is a recent and significant body of work that has been completed to advance detailed planning for this locality.

7.4 CRITERIA FOR NEW DEVELOPMENT AND REDEVELOPMENT

In order to inform the development of options for new development and redevelopment sites, criteria for new development and redevelopment in Tweed have been prepared, drawing on the settlement planning guidelines identified in the North Coast Regional Plan 2041 – Appendix A and the North Coast Settlement Planning Guidelines 2019 (refer Table 12).

The criteria is intended as a guideline to direct the location of different types of residential and employment land and development as part of the GMHS.

It is also intended that these parameters will be a useful tool to communicate to stakeholders and the broader community the key features required to support different types of land uses.

Table 12: Tweed Shire development criteria

DEVELOPMENT PARAMETERS	
All development⁵	
1	Is located on unconstrained land - or land where physical constraints such as floods, and bushfires, do not present a risk to people or property, and are able to be mitigated to enable development.
2	Has the ability to provide safe access to and from the site in the event of a natural disaster.
3	Is located to avoid and mitigate impacts on areas of high environmental value, high water quality sensitivity, cultural and heritage significance.
4	Is located to avoid and mitigate the potential for land use conflicts with existing and likely future adjoining use and infrastructure, including road and rail freight corridors, important farmland and productive resource lands.
5	Is compatible with existing surrounding or adjoining land uses, character and amenity.
6	Can be adequately serviced with key infrastructure, including water, sewer, road and waste services and does not represent out-of-sequence* development. * “does not represent out-of-sequence development” means not resulting in unreasonable costs for extending infrastructure and/or not being located in isolation from those areas
Residential development:	
<i>In addition to the above development parameters the following will be applied to residential development including rural residential:</i>	
1	Able to accommodate a building envelope on land with a gradient of not more than 16%.
2	Separated from any land uses or activities that may give rise to an emissions hazard (e.g. petrol storage areas, gas tanks, flammable activities, electromagnetic radiation hazards).
3	Separated from any land uses or activities likely to give rise to odour or noise concerns, for example manufacturing facilities and land in the industry zone.
Low density residential development in greenfield locations is:	
1	Located adjacent to existing urban settlements as a logical extension of existing urban areas.
2	Subject to a design led master planning process where over 1 hectare in size to ensure coordinated development in greenfield locations.
3	Located to provide links to adjoining areas to ensure new areas are well integrated and maximise efficiency and shared use of services and facilities.
Medium and high density residential development in focused locations:	

⁵ Includes all residential, commercial, retail and industrial development.

1	Within 400m – 800m walking distance of an existing or planned centre with a mix of retail, commercial and residential uses.
2	Preferably within 400m – 800m walking distance of an existing or planned public transport interchange or stop.
3	With direct access to dedicated pedestrian and cycle paths that are part of a connected network providing access to an existing or planned centre.
4	Within 800m walking distance of existing or planned public open space.

Housing that is designed for people with functional impairment or high support needs (such as aged care and disability care) is:

1	Within 400m – 800m walking distance of an existing or planned centre with a mix of retail and commercial uses.
2	Preferably within 400m – 800m walking distance of an existing or planned public transport interchange or stop.
3	Located in proximity to essential and allied health services.
4	Encouraged in locations where it can be co-located with community services, health services and / or recreation activities.

Commercial development is:

1	Located preferably within an established centre or within 800m – 1 km walking distance of a public transport facility – being a bus stop or bus station.
2	Relatively flat with gradients not more than 10%.
3	Sized and configured to accommodate a cleared area on each lot to fit a level building pad.
4	Accessible by waste collection vehicles and delivery trucks depending on the scale and nature of the use (i.e. the gradients for the roads and accessways are no more than 0-10% across the site).
5	Able to accommodate ancillary uses that support the predominant function of the land, such as small scale food and drink premises, restaurant or café and shops.
6	Able to be accommodated on a mix of lot sizes.

Retail development is:

1	Located with a line of sight from a road, depending on the scale of the centre to ensure ease of access and egress (e.g. for supermarkets, a shopping centre may ideally be placed via a left turn in on the trip home for drivers).
2	Sized and configured to accommodate a cleared area for the use, which may include a supermarket/ discount department store/anchor tenant plus specialty stores.
3	Accessible by waste collection vehicles and delivery trucks (i.e. the gradients for roads and access ways do not exceed 5%, and any car parking and delivery areas have sufficient turning circles for delivery trucks to exit the site in forward gear)
4	Able to manage impacts and interfaces with residential uses by way of fences, landscaping or other screening devices, to reduce headlight glare and nuisance.
5	Able to retain the existing centres hierarchy and is consistent with the Tweed Retail Principles.

Industrial development is:

1	Located with good accessibility to a State Road or Regional Road.
2	Vehicle access can be obtained, ideally without traversing residential and commercial areas.

3	Accessible by rigid vehicles or b-double access depending on the scale of the industrial use i.e. the gradients for the roads and accessways no more than 15%, and any culs-de-sac have sufficient turning circles for heavy vehicles.
4	Located generally away from residential uses or alternately, buffers are provided from residential and commercial uses.
5	Relatively flat with gradients no more than 15% across the site.
6	Sized and configured to accommodate a cleared area on each lot to fit a level building pad, assuming the building pad and car parking area takes up about 75% of each lot.

DRAFT FOR DISCUSSION PURPOSES

8 VISION FRAMEWORK

This section of the Options Paper establishes the Vision Framework to guide the development of options to facilitate the desired settlement pattern for the Tweed, in managing the growth of housing and employment lands to 2041.

8.1 RESPONDING TO THE VISION AND DIRECTIONS SET IN KEY POLICY DOCUMENTS

The GMHS will establish a framework to manage the development of the Shire so that the Tweed is ready for the future. The preparation of draft principles, for discussion with key stakeholders and the community (as part of this Options Paper phase of the project), is an important element in establishing the broader planning framework, setting high level policy direction and responding to the policy direction set out under the following key documents (where relevant and appropriate):

- NSW Housing 2041
 - 2021-22 Action Plan
- North Coast Regional Plan 2041
- Tweed Regional City Action Plan 2036
- Community Strategic Plan 2022-2032
- Local Strategic Planning Statement 2020
- Tweed Shire Regional Economic Development Strategy – 2023
- Rural Land Strategy 2020-2036
- Rural Villages Strategy 2016
- National Housing Accord
- South East Queensland Regional Plan 2017 (including ShapingSEQ 2023 Update)
- Regional Housing Taskforce Recommendations Report 2021
- Reconstruction Authority Resilient Lands Strategy Draft

Appendix 1 provides further detail on the alignment with the visions set under key policy documents.


8.2 DRAFT GROWTH PRINCIPLES

The GMHS supports the delivery of a diverse range of housing types and sizes to help address choice, affordability and changing demographics in accordance with the policy direction set out under key policy documents, including catering for an ageing population, increasing affordability challenges, growth in small households and the increase in couples and single parents with older children. The GMHS also supports the provision of a range of employment and job opportunities within the Shire, which are appropriately located, provide opportunities to work closer to home, and respond to the Shire’s existing and emerging employment sectors.

The GMHS is built upon a series of planning principles, as outlined in Table 13, which articulates a vision statement for each theme that has been developed through the previous phases of the GMHS. These key land use planning principles set the desired land use policy direction for each theme.

As the key land use planning document for the region, numerous policy documents and strategies that have been considered in **Appendix 1**, which have influenced the development of the principles under each theme. As established in **Appendix 1**, the themes are interrelated, and principles may be applicable across multiple themes beyond the one they are assigned under.

Table 13: Draft growth planning principles

DRAFT GROWTH PLANNING PRINCIPLES	
 <p>SETTLEMENT PATTERN</p>	<p>SETTLEMENT PATTERN</p> <p>Vision</p> <p><i>The distribution of urban and rural lands across the Shire promotes a of mix land use and densities to create desirable living and working environments, economic productivity, the efficient use of infrastructure and integrated mobility.</i></p> <p>Description</p> <p>A well-defined settlement pattern that responds to demand for housing and employment land, enables managed growth, guides infrastructure planning, promotes sustainable development, strengthens and leverages off existing settlements, supports protection of environmental and agricultural values, and enhances resilience and disaster preparedness.</p> <p>By incorporating these principles, the growth strategy can ensure that growth is sustainable, equitable, and in line with the long-term vision and goals of the Tweed Shire. A well defined settlement pattern is also a key policy intent under the NCRP and Local Strategic Planning Statement 2020 (LSPS) and will play an important role in the protection of the natural environment and rural lands.</p>
SETTLEMENT PATTERN PRINCIPLES	
1	Planning and development ensures the necessary supply of appropriately zoned and serviced land to accommodate residential, commercial, retail, and industrial growth.

2	Development achieves an orderly and integrated settlement pattern.
3	Development within identified growth areas complements planning and development outcomes in existing populated areas and includes more compact forms of housing in appropriate locations (close to key transport nodes, services and amenities).
4	Population growth is encouraged in Tweed Heads, supporting job opportunities and revitalising the economy in accordance with the <i>Tweed Regional City Action Plan 2036</i> .
5	Development is managed to ensure long term sustainability.
6	Development is managed to protect environmentally sensitive areas from urban encroachment, preserving the natural environment and rural production assets.
7	Development is managed to protect and enhance Tweed's hierarchy of centres in accordance with the <i>North Coast Regional Plan 2041</i> , the <i>Tweed Local Strategic Planning Statement 2020</i> and the <i>Tweed Retail Principles</i> reinforcing that the towns and villages across the Tweed are distinct, yet connected.
8	Coastal and rural villages are characterised by settlements separated by green breaks, distinct identities are protected and enhanced consistent with their character and locality plans.
9	Appropriate street layouts and/or lot sizes are created relative to the local context.
10	Land identified as suitable for urban purposes is delivered to the market in a timely and economical manner.



HOUSING SUPPLY

Vision

Sufficient housing supply is provided to meet demand through to 2041 and is delivered equitably and sustainably across the Shire.

Description

Provide confidence of supply for the next 20 years that meets anticipated population growth and change.

Protect sensitive environmental and agricultural land from encroachment.

The predicted growth further reinforces the importance of access to a range of infrastructure, services and facilities that supports growth and avoid negative impacts.

Growth occurs in areas which promote the delivery of the variety of housing typologies required to service the demands and needs of the population. Development ensures that demand for alternate housing types is supplied so as to meet market needs.

The provision of diverse housing opportunities and essential services that meet the needs of a growing population and demographic profiles is a key challenge identified in the Community Strategic Plan 2022-2032 (CSP).

The GMHS presents opportunities to increase the supply of housing to cater for future growth. Supply is a key pillar of Housing 2041 and is a policy focus for the State Government.

HOUSING SUPPLY PRINCIPLES

11	Development facilitates the delivery of appropriate housing typologies within identified growth areas which meets the needs of current and future residents.
12	New housing within urban areas provides for high quality, well designed, location and climatic sensitive and diverse housing choice, consisting of a mix of allotment sizes, typologies and dwelling densities.
13	New housing within rural parts of the Tweed, including rural villages and rural lifestyle areas, provide for lower density outcomes that respond to the rural nature of the surrounding environment whilst allowing for an increased diversity in house choice through a mix of allotment sizes.
14	Development supports the projected housing needs of the community through ensuring that a range of housing options are available for residents to continue living in their local communities through all stages of life with a focus on delivery of housing of the right type, at the right location and the right time.
15	Release of new housing estates in greenfield sites will ensure a consistent supply consistent with anticipated population growth.

AMENITY, CHARACTER, HERITAGE AND LIFESTYLE

Vision

Communities are inclusive, vibrant, rich in history, amenity and character and foster healthy lifestyles.

Description

Feedback received during community conversations confirmed that future growth will need to be carefully managed to ensure new homes and jobs are not delivered at the expense of the attributes which make the Tweed such a unique place to experience.

Amenity refers to a pleasantness or attractiveness of a place and character refers to the distinctive nature of a place provided through the types and design of buildings, streetscapes, other built form, natural features and environment of an area. Lifestyle refers to a way in which someone lives and captures the experience of the Tweed community as they live, work and play in the Shire.



Celebrating the unique character of the Tweed and positive lifestyle factors came through strongly as a priority within the CSP, LSPS and the NCRP.

AMENITY, CHARACTER, HERITAGE AND LIFESTYLE PRINCIPLES

16	New development is of a density and scale which maintains the desired neighbourhood built form and surrounding natural character, including landscape features, and potential amenity impacts can be satisfactorily mitigated.
17	New development creates a safe environment by incorporating the key elements of crime prevention through the good design of built form, public open space and recreation areas.
18	Development complements the distinct character and identity of the surrounding locality, or desired future character.
19	Development in new neighbourhoods promotes a strong sense of place, attractive lifestyle opportunities and is planned with the intent of providing a point of difference in terms of urban form and character, which distinguishes it from other growth areas on the NSW North Coast.
20	Development in the Tweed’s diverse rural towns and villages enhances their unique sense of place, protects built form, scenic landscape, connectivity, and rural character, and ensures the ongoing viability of these localities.
21	Aboriginal cultural heritage is identified, protected and integrated into land use planning frameworks.
22	Built form and landscape design is embedded within Tweed’s subtropical climatic context and responds to site contextual and character considerations.
23	Development provides a range of functional open space and recreation opportunities to service the needs of local communities, including provision of and/or contribution towards a range of local, district and regional parks.



MATCHING PLANNED GROWTH WITH THE PROVISION OF SERVICES

MATCHING PLANNED GROWTH WITH THE PROVISION OF INFRASTRUCTURE AND SERVICES

Vision

Growth is well planned with existing and planned resources well utilised to meet the needs of all community members in a timely and equitable manner.

Description

As identified in the Issues Paper developed in Phase 2 of this project, matching planned growth with the provision of infrastructure and services is an important consideration regarding growth. Ensuring that growth occurs as far as is possible along a defined projection, is

essential for the efficient delivery of infrastructure and services. This requires close collaboration with infrastructure service providers to ensure the coordinated delivery of essential services and infrastructure.

Striking the right balance between the provision of infill and greenfield development over the next 20 years is important to ensure that sustainable economic, social and environmental outcomes are achieved across the Tweed.

Urban infrastructure such as water, sewer, electricity and waste are essential to support the delivery of housing and land for employment. Along with other essential services and facilities such as health, education and access to employment and public transport, the delivery of infrastructure in step with planned growth will be key in delivering growth in a sustainable and equitable manner.

MATCHING PLANNED GROWTH WITH THE PROVISION OF INFRASTRUCTURE AND SERVICES PRINCIPLES

24	Growth across the Tweed consists of infill and greenfield development in appropriate areas at suitable scales, which are serviced by infrastructure at sufficient capacities.
25	New residential development is connected to an active transport network that provides access to employment, community facilities and local shops and services.
26	Development supports improved health and wellbeing outcomes through best practice urban design, which includes climate sensitive design, access to open space, employment opportunities close to home, etc. and essential facilities and services to meet the needs of the local community, including an ageing population, children and people with disabilities.
27	Development sequencing ensures the cost-effective provision of infrastructure, utilising latent network capacity.
28	Development is prioritised in locations which have direct access to and/or will directly benefit from the provision of infrastructure (including planned trunk infrastructure) through appropriate land use initiatives.
29	Existing and planned infrastructure required to support growth is protected from incompatible land uses ensuring infrastructure network opportunities are not sterilised.



HOUSING DIVERSITY,
CHOICE &
AFFORDABILITY

HOUSING DIVERSITY, CHOICE AND AFFORDABILITY

Vision

Housing is diverse and affordable to provide a wide variety of choices for all members of the community.

Description

Housing diversity, choice and affordability are intrinsically linked as a greater diversity of dwelling types to choose from can provide more affordable homes for first home buyers, young families or provide older generations with opportunities to age in place, close to key services.

Providing safe, diverse and affordable housing enables better connections to support services, improved health and greater social, economic and cultural participation.

Whilst the projected number and proposed location of new dwellings required to meet projected population growth are important issues; the diversity and affordability of the available dwelling stock to meet the expectations and preferences of the community is equally important.

This theme also links closely to the housing system pillar for diversity and affordability under Housing 2041 and a range of strategies under the NCRP.

HOUSING DIVERSITY, CHOICE AND AFFORDABILITY PRINCIPLES

30	Growth across the Tweed incorporates the delivery of locally responsive housing stock that promotes diversity, choice and affordability to satisfy needs and demands of a growing population.
31	Residential development is adaptable to the changing needs of the community, such as ageing in place and being inclusive, where people are able to associate with, contribute to, and feel part of their communities.
32	New and existing housing stock/ zoned areas in the coastal strip is focused on delivering increased density and a variety of different types of housing.
33	Affordable and diverse housing choices are supported through a range of Council-led policy responses.
34	Housing diversity supports mixed use development of both housing and employment opportunities.
35	Housing types that are compatible with contextual constraints including hazard risks, environmental value and availability of infrastructure.



PROVISION OF EMPLOYMENT LAND

Vision

The economy is thriving, businesses are flourishing, local job opportunities mean that residents don't have to work outside of the Shire and the community benefits from a diverse and durable local employment base.

Description

The provision of sufficient employment land to meet projected growth over the next 20 years is an important benchmark for the overall prosperity of the Shire. Whilst the Tweed’s strong cross-border economic ties with the Gold Coast and South East Queensland more broadly will continue, opportunities to bolster the Tweed’s employment land supply to support a ‘work, live and play’ local economy are critical aspects of the growth of the Tweed.

Provision of employment land will be focused on reinforcing centres as focal points for economic growth and activity, while cultivating the Shire’s economic precincts and activities, as sought under the Regional Economic Development Strategy.

PROVISION OF EMPLOYMENT LAND PRINCIPLES

36	Growth incorporates a diverse offering of employment opportunities, based on the delivery of appropriately located, zoned, sized, and serviced land that supports a ‘work, live and play’ local economy.
37	Development provides for long term, sustainable and diverse employment choices across a wide variety of sectors, leveraging the Shire’s existing and future infrastructure and industries.
38	Development supports evolving and emerging employment sectors and industries and supports the retention and expansion of existing businesses, as well as external investment into the Shire to capitalise on the Tweed’s competitive advantages.
39	Mixed-use development supports higher density residential development in appropriate locations.
40	Growth supports the diversification, value-adding and innovation of agricultural land in appropriate locations by providing for small scale tourism activities and on-farm handling, processing and sale of agricultural produce.
41	Utilise Tweed's strategic location as the northern gateway to NSW, adjoining SEQ and ready access to the M1 Motorway, as a major freight route for eastern Australia.



PROTECTION OF THE NATURAL ENVIRONMENT

PROTECTION OF THE NATURAL ENVIRONMENT

Vision

Integrity of the natural environment is preserved and enhanced for future generations.

Description

The Tweed community values the area’s natural environment and abundant wildlife and has a proud history of protecting and managing sensitive habitat and biodiversity. The ‘surrounding natural environment’ was identified as the top response from the Community Survey to the question of ‘What makes the Tweed a great place to live’ and nearly 80% of respondents identified it as one of their top three (3)

reasons. This emphasises the importance of maintaining and improving the protection of the natural environment in the context of the projected population growth in the Tweed over the next 20 years.

As one of the most biologically diverse regions in NSW, protection of the natural environment is a feature across a number of key policy documents including the NCRP, LSPS and CSP.

PROTECTION OF THE NATURAL ENVIRONMENT PRINCIPLES

42	Sustainable development is well integrated with the natural environment and provides for the protection, maintenance and/or enhancement of environmental values and features, contributing to a local and regional network of ecological linkages, corridors, buffers and other environmentally significant areas.
43	Urban green landscapes provide shade, urban cooling and a place of rest for pedestrians and cyclists.
44	Tweed is reinforced as a place of connected green and blue corridors as a way to offset heat island impacts of hard surfaces, and present an environmentally conscious approach to both infill and greenfield development.



PROTECTION OF PRODUCTIVE AGRICULTURAL LAND AND RURAL LAND VALUES

Vision

Agricultural land is protected from encroachment and rural land values are preserved.

Description

Agriculture plays a key role both economically and socially in Tweed’s rural communities and the range of challenges and pressures it faces from climate change, market volatility, urban encroachment and scale of operations. Community feedback supports the protection of suitable rural land for future agricultural production.

The Rural Land Strategy outlines a clear policy position for the preservation and protection of agricultural land into the future.

PROTECTION OF PRODUCTIVE AGRICULTURAL LAND AND RURAL LAND VALUES PRINCIPLES

45	Development does not encroach on Tweed’s productive agricultural land beyond managed expansion of rural villages and townships to support their ongoing viability.
46	Agricultural land is protected fragmentation and encroachment, unless supported by strategic justification.
47	Protect and maintain agricultural productive capacity by directing urban, rural residential and other incompatible development away from farmland with the ongoing priority for these areas continuing to focus on agricultural productivity.



RESILIENCE TO NATURAL CONSTRAINTS AND HAZARDS

Vision

The urban fabric is climate adaptive, mitigate risk and are capable of recovering from the impact of hazards to ensure resilient communities and infrastructure.

Description

Tweed is a coastal shire with extensive low-lying flood prone land and is particularly vulnerable to the impacts of extreme weather events. Known natural hazards such as flooding, bushfires, droughts, storm tide hazard and coastal erosion are becoming increasingly significant due to climate change.

A key pillar under Housing 2041 is resilience, which is focused on housing being safe, comfortable and resilient. This policy priority is carried through the NCRP, LSPS and the CSP.

RESILIENCE TO NATURAL CONSTRAINTS AND HAZARDS PRINCIPLES

48	Growth is focused in localities which are resilient to the impacts of natural hazards such as flooding, bushfire, droughts, storm tide hazard and coastal erosion, with proposals accommodating innovative, climate-responsive designs that suitably respond to the potential impacts of natural hazard events.
49	Land use planning policy ensures new development is resilient to the ongoing effects of climate change, including the effects of bushfire, drought, heatwaves, increased rainfall intensity and flooding.
50	New development in areas impacted by flood hazard align with the approach set out in the resilient growth pathways outlined in the Northern Rivers Resilient Lands Strategy and Council's flooding policies.



PROCESSES AND SYSTEMS

Vision

Processes and systems are transparent, efficient, drive innovation and promote continuous improvement. Technology, data and best practice initiatives are utilised to streamline operations and deliver high quality services and growth.

Description

The development process and supporting systems provide the necessary structure, coordination and guidelines for effectively managing growth. These principles support the structured planning,

While there are no Objectives or Strategies in the NCRP 2041 that directly relate to process and system improvement, many of the actions under Housing 2041 are related to process improvements and streamlining assessment and approval processes.

sustainable development, infrastructure coordination, stakeholder engagement, regulatory compliance and long-term vision for managing growth effectively.

PROCESSES AND SYSTEMS PRINCIPLES

- | | |
|----|--|
| 51 | Development is delivered through robust, streamlined and transparent strategic and statutory planning processes. |
| 52 | Development is delivered in a manner that safeguards the long-term financial sustainability of Tweed Shire. |
| 53 | The development assessment process is streamlined and prioritises development approvals. |

DRAFT FOR DISCUSSION PURPOSES

9 OPTIONS AND ACTIONS

9.1 SUMMARY

The purpose of this Options Paper is to set out a range of changes that have the potential to support Tweed in terms of where it needs to be in addressing key growth challenges and delivering reform outcomes that guide the sustainable growth of the Shire through to 2041. Proposed changes have been prepared in alignment with the growth principles to address the key growth challenge and aspiration themes, as outlined in the previous section 8 of this Paper.

Development of the proposed changes have been prepared through utilising various documents, including the evidence base undertaken as part of Phase 2, as well as considering a range of policy, strategies and legislation.

Changes proposed represent important strategic sites (both infill and greenfield development opportunities) but are presented in the draft Options Paper to test with the community and seek feedback.

A large portion of the proposed changes emphasise increasing density in areas already populated, especially around Tweed Heads. However, a range of important growth opportunities have also been proposed in the rural areas and greenfield areas of the Tweed, recognising the important contribution these areas make to facilitating growth within the Shire.

Barriers to development are broad, and can include land banking, low market feasibility, land fragmentation, natural hazard constraints, and product demand (among other things). As a result, land that is potentially available for development may not yet have been taken up or fully realised. Some options for potentially overcoming development barriers have been addressed through the proposed Changes in Appendix 4, recognising that a GMHS is limited in its ability to resolve some development barriers, such as land banking or market feasibility.

9.2 OPTIONS AND OPPORTUNITIES TO SUPPORT GROWTH TO 2041

Appendix 4 contains a series of proposed changes, which provide some potential options that seek to advance the key themes and associate growth principles developed throughout this Project, in managing housing and employment growth of the Shire to 2041. Please note that the proposed changes are a draft and for discussion purposes during public exhibition of the Draft Options paper. Following the close of public exhibition, submissions will be reviewed, and a report presented to Council with recommendations for adoption of a final version of the Options Paper.

10 NEXT STEPS

The draft Options Paper proposes a series of changes which Council will test with the community to seek feedback, prior to finalising the Options Paper. It is then intended to develop the draft Growth Management and Housing Strategy, which will be informed by the finalisation of the changes proposed in the draft Options Paper.

GLOSSARY

Regional centre – Centres with the largest commercial component of any location in the region and that provides a full range of higher-order services, including hospitals and tertiary education.


Strategic centre – Centres with significant commercial components and a range of higher-order services.


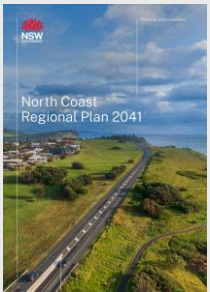
Ageing in place – The ability to live independently, comfortably and safely in one's own home or community as you age.


DRAFT FOR DISCUSSION PURPOSES


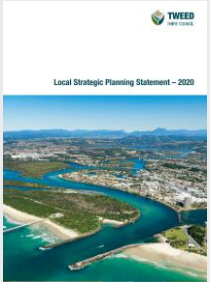
APPENDIX 1: KEY DOCUMENT POLICY DIRECTION

AP01

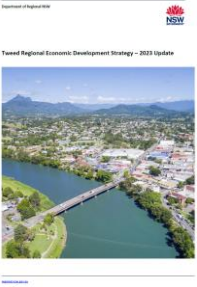
DOCUMENT	VISION AND RELEVANT POLICY PRIORITIES	CONSIDERATIONS FOR THE GMHS
<p>NSW Housing 2041</p> 	<p>NSW will have housing that supports security, comfort, independence and choice for all people at all stages of their lives.</p> <p>People and communities have:</p> <ul style="list-style-type: none"> • access to housing security, diversity and support, irrespective of whether they live in metropolitan or regional areas • choices that enable them to afford a home without compromising on basic needs • support and opportunity in differing circumstances, including people in crisis, social housing residents, private rental tenants and those who aspire to home ownership. <p>Homes in NSW are:</p> <ul style="list-style-type: none"> • accessible and suitable for different stages of life or changing circumstances • connected to local facilities, jobs and social networks, with infrastructure, services and spaces that people need to live sustainably • designed to support human wellbeing and respond to the environment, maximise technology and support local character and place. 	<p>The GMHS will focus on responding to the Vision set out in NSW Housing 2041 through the principles under the following themes:</p> <ul style="list-style-type: none"> • Housing Supply; • Housing Diversity Choice and Affordability; and • Processes and Systems.
<p>NSW Housing 2041, 2021-22 Action Plan</p>	<p>The first five priorities for NSW Government to ensure that NSW will have housing that supports security, comfort, independence and choice for all people at all stages of their lives.</p> <p>Priority area 1 – Enabling access to and promoting the use of data and evidence based decision making</p> <p>Priority area 2 – Providing planning, regulation and guidelines to support the NSW Government housing objectives</p>	<p>The GMHS will focus on responding to the Vision set out in NSW Housing 2041 through the principles under the following themes:</p> <ul style="list-style-type: none"> • Housing Supply; • Housing Diversity Choice and Affordability; and

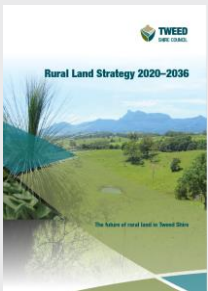
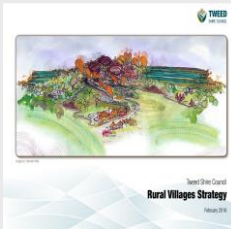
DOCUMENT	VISION AND RELEVANT POLICY PRIORITIES	CONSIDERATIONS FOR THE GMHS
	<p>Priority area 3 – Maximising the impact of government-owned land, investment or assets, and government-led development projects or funding to achieve the housing vision</p> <p>Priority area 4 – Establishing a research agenda that invests in best practice and new ways of building and living</p> <p>Priority area 5 – Working with local governments and communities to achieve the NSW Government housing objectives</p>	<ul style="list-style-type: none"> Processes and Systems
<p>North Coast Regional Plan 2041</p> 	<p>Healthy and thriving communities, supported by a vibrant and dynamic economy that builds on the region’s strengths and natural environment.</p> <ul style="list-style-type: none"> Goal 1 – Liveable, sustainable and resilient Goal 2 – Productive and connected Goal 3 – Growth change and opportunity 	<p>The vision, goals and objectives of the North Coast Regional Plan (NCRP) are relevant across all themes identified in the GMHS.</p> <p>The GMHS will focus on responding to the NCRP through the principles under the following themes:</p> <ul style="list-style-type: none"> Settlement pattern; Housing supply; Amenity, character, heritage and lifestyle; Matching planned growth with the provision of infrastructure and services; Housing diversity, choice and affordability; Provision of employment land; Protection of the natural environment; Protection of productive agricultural land and rural land values; Resilience to natural constraints and hazards, and



DOCUMENT	VISION AND RELEVANT POLICY PRIORITIES	CONSIDERATIONS FOR THE GMHS
<p>Tweed Regional City Action Plan 2036</p> 	<p>Nestled between the Pacific Ocean and the riverine estuaries of the Tweed River on the traditional lands of the Aboriginal people of the Bundjalung nation, Tweed Regional City is a connected, sustainable city with a distinctive sense of place. The people protect and celebrate the beauty and diversity of the natural environment and take pride in their cultural story and community connections. As the northern gateway to New South Wales, Tweed Regional City is economically resilient and diverse and delivers on its potential as a welcoming city to live, move, work, meet and play.</p> <ul style="list-style-type: none"> • Objective 1: Facilitate housing choice in distinctive, well-connected centres • Objective 2: Deliver increased opportunities for affordable housing • Objective 4: Strengthen resilience to climate change and its impacts • Objective 6: Support more people to walk, cycle and take public transport • Objective 9: Position Tweed Regional City as a destination of choice for business and investment • Objective 11: Optimise the delivery of employment land • Objective 12: Develop a shared city centre vision with business and the community • Objective 13: Support a vibrant city centre and a network of connected precincts • Objective 14: Cultivate Regional City design excellence 	<ul style="list-style-type: none"> • Processes and systems. <p>The GMHS will focus on responding to the Vision set out in the Tweed Regional City Action Plan 2036 (RCAP) through the principles under the following themes:</p> <ul style="list-style-type: none"> • Housing supply; • Amenity, character, heritage and lifestyle; • Matching planned growth with the provision of infrastructure and services; • Housing diversity, choice and affordability; • Provision of employment land; • Resilience to natural constraints and hazards, and • Processes and systems.
<p>Tweed Shire Community Strategic Plan 2022 – 2032</p>	<p>The Tweed will be recognised for its desirable lifestyle, strong community, unique character and environment and the opportunities its residents enjoy.</p> <ul style="list-style-type: none"> • Protecting – We want a healthy natural environment • Living – we want to be safe at home and in the community with reliable essential services and infrastructure • Thriving – we want the Tweed’s people and places to thrive • Growing – we want to work together to plan for the future so the Tweed grows and evolves in a sustainable way <p>Relevant key challenges identified by the community:</p>	<p>The plan for the future outlined in the Community Strategic Plan is relevant across all themes of the GMHS especially Growing.</p> <p>The GMHS will focus on responding to the Community Strategic Plan through the principles under the following themes:</p> <ul style="list-style-type: none"> • Settlement pattern; • Housing supply; • Amenity, character, heritage and lifestyle;


DOCUMENT	VISION AND RELEVANT POLICY PRIORITIES	CONSIDERATIONS FOR THE GMHS
	<ul style="list-style-type: none"> • Providing housing opportunities and essential services to meet the needs of our growing population and demographic profiles. • Limited amount of available employment land for new or expanding businesses. • Opportunities for locals to be employed within the Shire. • Balancing protection of unique biodiversity with pressures of growing population. 	<ul style="list-style-type: none"> • Matching planned growth with the provision of infrastructure and services; • Housing diversity, choice and affordability; • Provision of employment land; • Protection of the natural environment; • Protection of productive agricultural land and rural land values; • Resilience to natural constraints and hazards, and • Processes and systems.
<p>Tweed Shire Local Strategic Planning Statement 2020</p> 	<p>In 2040, the Tweed’s vibrant urban, coastal and rural communities will be recognised for adapting to the challenges of climate change and population growth in a way that protects and enhances our internationally significant natural environment, maintains a highly desirable lifestyle, and supports a thriving local economy.</p> <p><u>Natural environment</u></p> <ul style="list-style-type: none"> • Planning priority 1: Protect the Tweed’s significant natural environment, resources and landscape qualities, while cultivating sustainable growth and development, which promotes the health and vitality of the community. • Planning priority 2: Promote, protect, conserve and enhance the Tweed’s high scenic quality, biological and ecological values for future generations and ecosystem health. • Planning priority 3: Increase resilience and adapt to the impacts of natural hazards and climate change to ensure our future prosperity and wellbeing. • Planning priority 5: Safeguard the fragile coastal strip by protecting a green belt delineation between coastal settlements to limit urban sprawl and conserve natural landscapes. <p><u>Thriving economy</u></p>	<p>The plan for the future outlined in the Local Strategic Planning Statement (LSPS) is relevant across all themes of the GMHS.</p> <p>The GMHS will focus on responding to the LSPS through the principles under the following themes:</p> <ul style="list-style-type: none"> • Settlement pattern; • Housing supply; • Amenity, character, heritage and lifestyle; • Matching planned growth with the provision of infrastructure and services; • Housing diversity, choice and affordability; • Provision of employment land; • Protection of the natural environment;

DOCUMENT	VISION AND RELEVANT POLICY PRIORITIES	CONSIDERATIONS FOR THE GMHS
	<ul style="list-style-type: none"> • Planning priority 7: Facilitate cross border collaboration, transport integration and connectivity to deliver sustainable, planned economic growth. • Planning priority 8: Revitalise and promote Tweed Heads as a vibrant, contemporary and sustainable regional city. • Planning priority 10: Ensure productive agricultural land is protected and sustainably managed while creating innovative and diverse economic opportunities through compatible boutique industries, rural living and recreation. <p><u>Liveable communities</u></p> <ul style="list-style-type: none"> • Planning priority 11: Cultivate a desirable and healthy lifestyle choice with a strong sense of community, diverse places for people to be happy, build resilience, feel safe and be well connected. • Planning priority 13: Promote the respect, protection and management of Aboriginal cultural heritage and historic heritage. • Planning priority 14: Preserve and enhance the distinctive characteristics of our centres, towns and villages that make them special and unique, into the future. <p><u>Diverse housing and lifestyles</u></p> <ul style="list-style-type: none"> • Planning priority 15: Deliver housing supply and infrastructure to meet the needs of a growing population whilst protecting the sensitive environmental and agricultural hinterlands. • Planning priority 16: Promote housing that is affordable, diverse, adaptive and well located to meet the needs of our changing population and lifestyle • Planning priority 17: Deliver well-planned residential and rural residential housing. 	<ul style="list-style-type: none"> • Protection of productive agricultural land and rural land values; • Resilience to natural constraints and hazards, and • Processes and systems.
<p>Tweed Shire Regional Economic Development Strategy – 2023</p>	<p>Providing high quality services, products and experiences amidst a remarkable natural environment, vibrant population centres and close integration with South East Queensland.</p> <ul style="list-style-type: none"> • Strategy 1: Cultivate the region’s specialised economic precincts and activities by providing increased access to climate resilient industrial land and a skilled local workforce. <ul style="list-style-type: none"> ○ Enabler 1.1: Support the supply of diverse, affordable housing stock by implementing the recommendations of the Tweed Growth Management and Housing Strategy 	<p>The GMHS will focus on responding to the Vision set out in the Tweed Shire Economic Development Strategy through the principles under the following themes:</p> <ul style="list-style-type: none"> • Matching planned growth with the provision of infrastructure and services;

DOCUMENT	VISION AND RELEVANT POLICY PRIORITIES	CONSIDERATIONS FOR THE GMHS
	<ul style="list-style-type: none"> ○ Enabler 1.2: Support businesses and community in preparing for and responding to the impacts of climate events by developing a climate resilience mitigation strategy. ○ Enabler 1.3: Cultivate a circular economy that supports regeneration of natural systems, keeps products and materials in use and eliminates waste. ● Strategy 2: Utilise the Northern Rivers Reconstruction Corporation mandate and local government collaboration to develop a more climate resilient economy and provide for future population and economic growth across the region. <ul style="list-style-type: none"> ○ Enabler 2.1: Adopt a regional approach to economic recovery and reconstruction to build local business and workforce capability and maximise opportunities for local employees, businesses and Aboriginal communities. ○ Enabler 2.2: Strategically plan for a pipeline of future flood-free employment and industrial zoned lands, aligned with Tweed Shire Council’s Local Strategic Planning Statement, to support local job growth and business expansion. ○ Enabler 2.3: Review planning controls to ensure adequate provisions and incentives for housing diversity and affordability, as well as temporary housing for displaced residents and the (re)construction workforce. ● Strategy 3: Implement a precinct strategy for the current Tweed Valley Hospital site and the redevelopment of the old hospital. <ul style="list-style-type: none"> ○ Enabler 3.1 Undertake strategic planning to position the expansion of the current Tweed Valley Hospital site and the Kingscliff TAFE NSW site for expanded workforce capability and improved surrounding amenity. ● Strategy 4: Increase cross-border integration to realise the benefits of proximity to the South East Queensland economy <ul style="list-style-type: none"> ○ Enabler 4.1: Refresh the NSW-Queensland MoU to improve economic integration across the skills, transport, infrastructure and tourism domains, as well as a coordinated approach to events that may impact cross border mobility. ○ Enabler 4.2: Create an implementation plan for a multi-modal corridor between Tweed and Gold Coast. 	<ul style="list-style-type: none"> ● Provision of employment land; ● Protection of productive agricultural land and rural land values; and ● Processes and systems.

DOCUMENT	VISION AND RELEVANT POLICY PRIORITIES	CONSIDERATIONS FOR THE GMHS
	<ul style="list-style-type: none"> Strategy 5: Increase the value of the visitor economy to the region in a culturally and environmentally sensitive way. 	
<p>Rural Land Strategy 2020-2036</p> 	<p>Our rural lands will provide a balance of land uses where agricultural and rural activities exist in harmony with environmental and scenic values, rural character is enhanced, landowners supported, and employment opportunities encouraged through innovation, value-adding and diversification by a skilled and resilient community.</p> <p>The following key policy directions have been identified with relevance:</p> <ul style="list-style-type: none"> Policy direction 1: Encourage sustainable agricultural production and protect agricultural land Policy direction 2: Protect and improve environmental values and respond to natural hazards Policy direction 3: Support economic development Policy direction 5: Greater diversity of rural housing Policy Direction 6: Council requirements are transparent and planning procedures streamlined 	<p>The GMHS will focus on responding to the Vision set out in the Rural Land Strategy through the principles under the following themes:</p> <ul style="list-style-type: none"> Settlement pattern; Housing diversity, choice and affordability; Protection of productive agricultural land and rural land values; and Processes and systems.
<p>Rural Villages Strategy 2016</p> 	<p>Tweed’s rural villages and settlements will thrive as unique, desirable places to live in. Relevant strategic goals:</p> <ul style="list-style-type: none"> Goal 1. Ensure that the future of the rural villages and settlements is based on environmental, social and economic resilience and sustainability. Goal 2. Identify initiatives and opportunities based on key assets of the rural villages: their people, culture and nature. Goal 4. Ensure that future development occurring in the rural settlements provides a variety of housing choice for existing and future needs and is consistent with community’s visions and aspirations and is based on principles that strengthen Tweed’s role as a proactive, inspirational leader in sustainability. Goal 5. Establish a long-term strategic planning framework for the rural villages. 	<p>The GMHS will focus on responding to the Vision set out in the Rural Villages Strategy 2016 through the principles under the following themes:</p> <ul style="list-style-type: none"> Settlement pattern; Amenity, character, heritage and lifestyle; Matching planned growth with the provision of infrastructure and services; Housing diversity, choice and affordability; Provision of employment land; Protection of productive agricultural land and rural land values;

DOCUMENT	VISION AND RELEVANT POLICY PRIORITIES	CONSIDERATIONS FOR THE GMHS
		<ul style="list-style-type: none"> Resilience to natural constraints and hazards, and Processes and systems.
<p>National Housing Accord 2022</p> 	<p>The National Housing Accord brings together all levels of government, investors, and the residential development, building and construction sector to unlock quality, affordable housing supply over the medium term.</p> <p>The Housing Accord includes:</p> <ul style="list-style-type: none"> An initial, aspirational national target of delivering a total of one million new, well located homes over 5 years from 2024; and Immediate and longer-term actions for all parties to support the delivery of more affordable homes. 	<p>The GMHS will focus on responding to the National Housing Accord through the principles under the following themes:</p> <ul style="list-style-type: none"> Settlement pattern; Housing supply; Housing diversity, choice and affordability
<p>Regional Housing Taskforce Recommendations Report 2021</p> 	<p>The following principles within the Regional Housing Taskforce Recommendations Report 2021 provide a roadmap for the NSW Government on how to best respond to housing challenges through the planning system:</p> <ul style="list-style-type: none"> Principle 1: Invest in upfront, place-based strategic planning to improve decision-making, provide certainty and enable more efficient assessments. Principle 2: Provide a more transparent and certain supply pipeline and activate latent supply by addressing infrastructure requirements and resolving site constraints. Principle 3: Strengthen collaboration by the NSW Government with the Federal Government, local governments, and industry to improve the identification, funding, and delivery of infrastructure to support priority housing. Principle 4: Ensure new housing is appropriately located, well-designed, fit for purpose, and better provides for the diversity of housing needs, including strengthening planning and approval pathways for innovative typologies and tenures. 	<p>The GMHS will focus on responding to the Regional Housing Taskforce Recommendations Report 2021 through the principles under the following themes:</p> <ul style="list-style-type: none"> Settlement pattern; Housing supply; Matching planned growth with the provision of infrastructure and services; Housing diversity, choice and affordability; and Processes and systems.

DOCUMENT	VISION AND RELEVANT POLICY PRIORITIES	CONSIDERATIONS FOR THE GMHS
	<ul style="list-style-type: none"> Principle 6: Facilitate the delivery of diverse housing that meets demonstrated need through targeted use of government land. 	
<p>South East Queensland Regional Plan 2017 (ShapingSEQ) (including the Draft ShapingSEQ 2023 Update)</p> 	<p>ShapingSEQ is the Queensland Government’s plan to shape South East Queensland’s future growth. Key themes that are relevant to the preparation of the GMHS for Tweed include:</p> <ul style="list-style-type: none"> Theme 2 Prosper: A globally competitive economic powerhouse <ul style="list-style-type: none"> The Southern Gateway Regional Economic Cluster provides the opportunity to further strengthen cross border trades with Gold Coast offering Tweed residents a range of services including access to university institutions, an international and domestic airport and major regional hospitals. Theme 3 Connect: Moving people, products and information efficiently <ul style="list-style-type: none"> Utilisation of SEQ’s relationships across regional boundaries, such as Tweed (a regional centre), forms unique social and economic linkages that present opportunities for supporting continued population growth and diverse employment market. 	<p>The GMHS will focus on responding to the South East Queensland Regional Plan through the principles under the following themes:</p> <ul style="list-style-type: none"> Matching planned growth with the provision of infrastructure and services; and Provision of employment land.
<p>Reconstruction Authority Resilient Lands Strategy Draft</p>	<p>The draft Strategy identifies suitable land in each LGA to support flood recovery and climate resilient development for housing in the Northern Rivers region to help local communities recover and rebuild following the 2022 floods. It also identifies land that can support medium and long-term responses to future natural hazard events.</p> <p>Two short term development sites in Tweed Shire have been identified and work has commenced on planning and delivery of these short-term sites to support community resilience.</p> <p>The Draft Strategy was open for public comment from 2 June 2023 - 14 July 2023. Submissions are currently being reviewed before the release of a final Resilient Lands Strategy which was expected to be in August 2023.</p>	<p>The GMHS will focus on responding to the final Strategy (once released) through the principles under the following themes:</p> <ul style="list-style-type: none"> Resilience to natural constraints and hazards; and Settlement pattern.

DOCUMENT	VISION AND RELEVANT POLICY PRIORITIES	CONSIDERATIONS FOR THE GMHS
 <p>Northern Rivers Resilient Lands Strategy – Summary Report</p> <p>Helping provide a safer, more sustainable and more resilient Northern Rivers</p>		

DRAFT FOR DISCUSSION

APPENDIX 2: TUELRs 2009 SITE ANALYSIS

AP02

DRAFT FOR DISCUSSION PURPOSES

SITE	ATTRIBUTES	OPPORTUNITIES	CONSTRAINTS	GMHS CONSIDERATION	STATUS
Urban Land Release					
<p>Area 1 East Kielvale</p> <p>Located east of and adjoining the Kielvale village zone</p>	<p>Gross Potential Area (ha): 370</p> <p>Currently predominantly grazing land that is elevated from the floodplain.</p>	<ul style="list-style-type: none"> A new residential link road could be constructed if a suitable route can be established. The opportunity for dual reticulation. 	<ul style="list-style-type: none"> Intersection with the Reserve Creek Road and the old Pacific Highway (Tweed Valley Way) has capacity limitations and will need to be upgraded. Tweed Valley Way between Alma Street and Clothiers Creek Road may require upgrading . Not included in the Water Development Service Plans (DSP). There are no plans to service the area. Not included in the Wastewater Development Service Plans (DSP). There are no plans to service the area. Constrained with potential limitations of slope, bushfire, biodiversity values, State Significant Farmland and connectivity to existing and planned urban settlements Not included within the NCRP 2041 Urban Growth Boundary. 	<ul style="list-style-type: none"> Potential unconstrained land ~143 hectares 	<p>Recommended for removal from consideration in the GMHS due to significant constraints.</p>
<p>Area 2 West Murwillumbah</p> <p>Located along North Arm in proximity to existing residential development. Area provides logical extensions to the west</p>	<p>Gross Potential Area (ha): 73</p> <p>Currently predominantly grazing land that is elevated from the floodplain.</p>	<ul style="list-style-type: none"> West of the existing Murwillumbah residential zones and includes an area identified for potential residential development in the Murwillumbah Scoping Study 	<ul style="list-style-type: none"> Traffic capacity problems - will affect the Tweed Valley Way in a north bound direction and require network upgrades Not included in the Water DSP. There are no plans to service the area. 	<ul style="list-style-type: none"> Potential unconstrained land ~41.5 hectares Considered suitable for detailed investigation and resolution of constraints through a 	<p>Considered as part of an Option (Refer Change 3).</p>

SITE	ATTRIBUTES	OPPORTUNITIES	CONSTRAINTS	GMHS CONSIDERATION	STATUS
Murwillumbah growth areas.		<ul style="list-style-type: none"> Inclusion in GMHS would advance regional priorities of the NCRP which identifies Murwillumbah as urban renewal area. 	<ul style="list-style-type: none"> Not included in the Wastewater DSP. There are no plans to service the area. 	master planning exercise.	
<p>Area 3 West Murwillumbah</p> <p>Located along Tyalgum Road in proximity to existing residential development. Area provides logical extensions to the west Murwillumbah growth areas.</p>	<p>Gross Potential Area (ha): 13</p> <p>Currently predominantly grazing land that is elevated from the floodplain.</p>	<ul style="list-style-type: none"> West of the existing Murwillumbah residential zones and includes an area identified for potential residential development in the Murwillumbah Scoping Study. Inclusion in GMHS would advance regional priorities of the NCRP which identifies Murwillumbah as urban renewal area. 	<ul style="list-style-type: none"> Traffic capacity problems - will affect the Tweed Valley Way in a north bound direction and require network upgrades Not included in the Water DSP. There are no plans to service the area. Not included in the Wastewater DSP. There are no plans to service the area. 	<ul style="list-style-type: none"> Potential unconstrained land ~3 hectares Smaller site will provide a challenge in achieving meaningful yield but the site benefits from proximity to Murwillumbah. Considered suitable for detailed investigation and resolution of constraints. 	Considered as part of an Option (Refer Change 3).
<p>Area 4 West Kings Forest</p> <p>A large area located west and adjoining the existing Kings Forest residential zoned land.</p>	<p>Gross Potential Area (ha): 214</p> <p>Current land use is grazing and mixed horticulture including some orchards and hydroponic operations.</p>	<ul style="list-style-type: none"> Access through Area 4 may provide a better opportunity to access Duranbah Road for traffic coming from the Kings Forest site 	<ul style="list-style-type: none"> Upgrading of the proposed Kings Forest Parkway may be required to cater for additional traffic at the western end trying to get access to the coast via Kings Forest. Flooding and drainage issues will need to be managed to avoid creating problems in proposed nearby Kings Forest residential areas. 	<ul style="list-style-type: none"> Potential unconstrained land ~106 hectares 	Recommended for removal from consideration in the GMHS due to significant constraints.

SITE	ATTRIBUTES	OPPORTUNITIES	CONSTRAINTS	GMHS CONSIDERATION	STATUS
			<ul style="list-style-type: none"> Not included in the Water DSP. There are no plans to service the area. Not included in the Wastewater DSP. There are no plans to service the area. As a standalone urban settlement, the area is not supported given its location separate from existing urban settlements, limited options for shared use of services and facilities and wider economic impacts on the job and tourism industry for the region. 		
<p>Area 5 North of Seabreeze estate</p> <p>Adjoins the northern edge of the existing residential zoned Seabreeze estate near Pottsville. Provides a link between Seabreeze and Koala Beach estates.</p>	<p>Gross Potential Area (ha): 27</p> <p>Cleared area of land.</p>	<ul style="list-style-type: none"> Provides a logical link between the two existing urban areas (south of the Koala Beach estate and north of the Seabreeze estate on the western edge of Pottsville) 	<ul style="list-style-type: none"> Buffer is likely to be required for the western edge to separate it from the adjacent sugar cane production area. Not included in the Water DSP. There are no plans to service the area. Not included in the Wastewater DSP. There are no plans to service the area. Current access routes below PMF level Adjacent (southern boundary) biodiversity values consistent with HEV mapping, and lowland rainforest. 	<ul style="list-style-type: none"> Potential unconstrained land ~18 hectares 	Recommended for removal from consideration in the GMHS due to significant constraints.
<p>Area 6 West of Seabreeze estate</p> <p>Small area adjoins the western edge of the</p>	<p>Gross Potential Area (ha): 3</p> <p>Current use not specified.</p>	<ul style="list-style-type: none"> Unlikely to require any significant water, sewerage or transport upgrade 	<ul style="list-style-type: none"> Unlikely to yield a significant number of residential lots due to size. 	<ul style="list-style-type: none"> Potential unconstrained land ~0.36 hectares 	Recommend for removal from consideration

SITE	ATTRIBUTES	OPPORTUNITIES	CONSTRAINTS	GMHS CONSIDERATION	STATUS
existing residential zoned Seabreeze estate near Pottsville.			<ul style="list-style-type: none"> No additional road access to Cudgera Creek Road will be allowed. Not included in the Water DSP. There are no plans to service the area. Not included in the Wastewater DSP. There are no plans to service the area. Most of the site is impacted by PMF to approximately 5.2m AHD. This area would require filling to achieve levels to Q100 resulting in impacts to existing adjacent residential. 	<ul style="list-style-type: none"> Small size of unconstrained land in addition to the range and severity of mapped constraints presents challenge in delivering meaningful yield for residential development. Not considered suitable for detailed investigation. 	in the GMHS due to significant constraints.
<p>Area 7 Dunloe Park Urban Release Area</p> <p>Large area in a rural location west of Black Rocks estate near Pottsville.</p>	<p>Gross Potential Area (ha): 241</p> <p>Current use not specified.</p>	<ul style="list-style-type: none"> Majority of this area is identified in the Far North Coast Regional Strategy (Sheet 1, page 48) as a proposed future urban release area. Area generally aligns with the urban growth principles. 	<ul style="list-style-type: none"> Area contains patches of remnant vegetation and will be unsuitable for urban development. Major sand quarry is proposed for the southern part of this - may limit the urban potential. Not included in the Water DSP. There are no plans to service the area. Not included in the Wastewater DSP. There are no plans to service the area. No connectivity with existing urban lands. 	<ul style="list-style-type: none"> Potential unconstrained land ~112 hectares Retain, and undertake investigation into options for wider master-planning to include consideration of employment land immediately to the west. 	Considered as an Option (Refer Change 41).
<p>Area 8 Burringbar</p> <p>One area located immediately adjacent to residential zoned land north of the</p>	<p>Gross Potential Area (ha): 11</p> <p>Current use not specified.</p>	<ul style="list-style-type: none"> Provides an extension option to the existing strip of houses in this location. 1992 Residential Development Strategy as 	<ul style="list-style-type: none"> Upgrade of the Station Street intersection with Tweed Valley Way will be required. Servicing of water requires upgrading of mains to Mooball, currently outside the DSP and no specific works programmed. 	<ul style="list-style-type: none"> Potential unconstrained land ~0.27 hectares Small size of unconstrained land presents challenge in delivering meaningful 	Considered as an Option (Refer Change 42).

SITE	ATTRIBUTES	OPPORTUNITIES	CONSTRAINTS	GMHS CONSIDERATION	STATUS
railway line at Burringbar.		being suitable for rural residential development. <ul style="list-style-type: none"> Identified under the Rural Villages Strategy as land for future development. 	<ul style="list-style-type: none"> No capacity in Mooball WWTP accommodate this area. 	yield for residential development. <ul style="list-style-type: none"> Considered suitable for detailed investigation pending resolution of bushfire risk through management solutions. 	
Area 9 Mooball Adjoins the southern boundary of the Mooball village.	Gross Potential Area (ha): 46 Mostly cleared and is mainly used for grazing. The area has and is still in part used for banana production.	<ul style="list-style-type: none"> Burringbar Scoping Study (GHD, 2005) identified that area as being potentially suitable for urban development. Site is included in NCRP 'proposed urban lands'. 	<ul style="list-style-type: none"> Servicing of water requires upgrading of mains to Mooball, currently outside the DSP and no specific works programmed. No capacity in Mooball WWTP accommodate this area. 	<ul style="list-style-type: none"> Potential unconstrained land ~31 hectares 	Area 9 has been rezoned to RU5 and R5 from RU2 and therefore does not require further consideration in the GMHS.
Employment Land Release					
Area 1 Airport precinct Located immediately south of the Gold Coast airport and adjoins on its southern side the existing Tringa Street industrial area.	Gross Potential Area (ha): 14 Currently used for a horse riding facility.	<i>Note that Area 1 was recommended for deletion from the Employment Lands Strategy and has not been subject to further investigation.</i>			
Area 2 Airport precinct Located between Tringa Street industrial	Gross Potential Area (ha): 29 Currently is partly vacant, partly Tweed Heads STP and partly a landscape	<ul style="list-style-type: none"> Proximity to the Gold Coast Airport makes it ideally suited to export businesses that rely on air transport. 	<ul style="list-style-type: none"> Kennedy Drive has capacity issues. Flood impacted. Fragmented ownership. Buffer issues with neighbouring residential land, acid sulfate soils, 	<ul style="list-style-type: none"> Potential unconstrained land ~2 hectares Smaller site but benefits from 	Considered as part of an Option (Refer Change 22).

SITE	ATTRIBUTES	OPPORTUNITIES	CONSTRAINTS	GMHS CONSIDERATION	STATUS
area and the Tugun bypass.	and garden supplies operation.	<ul style="list-style-type: none"> Potential links to the heavy rail terminal proposed for the airport precinct. Potential for development of the following industries – boat building; food and beverage manufacturing; storage and distribution; herbal industries; aircraft parts and manufacturing; and turf farming. 	potential contaminated lands (STP) and stormwater and drainage.	<p>proximity to Tweed Heads.</p> <ul style="list-style-type: none"> Considered suitable for detailed investigation and resolution of constraints. 	
<p>Area 3 Border Race Track</p> <p>Located on the border between NSW and Queensland and immediately east of the current Pacific Highway alignment.</p>	<p>Gross Potential Area (ha): 11</p> <p>Currently used by the Tweed heads Coursing Club for greyhound racing.</p>	<ul style="list-style-type: none"> Ideally placed to provide for uses that relate to the Gold Coast Airport and is an alternate site for a Gold Coast Airport Enterprise Park. Excellent services, access and infrastructure and this will improve as heavy rail is linked to the Gold Coast Airport. The opening of the Tugun bypass may allow revision of access arrangements to this land (yet to be determined). 	<ul style="list-style-type: none"> Relatively free of physical constraints but has residential development on two sides and this will restrict the type of industrial use that might be undertaken on the site. Gold Coast Water supplies water to the property and it cannot be guaranteed that this arrangement would be maintained. Sewerage is currently connected but would need to be upgraded. 	<ul style="list-style-type: none"> The Border Park Race Track has already been subject to detailed investigation through a Planning Proposal and is now zoned as E3 and available for urban development. No further investigations are proposed for the Border Park site. 	Considered as an Option (Refer Change 82).
<p>Area 4 Chinderah East</p> <p>Located east of the Tweed Coast Road immediately south of existing industrial</p>	<p>Gross Potential Area (ha): 37</p> <p>Current use not specified.</p>	<ul style="list-style-type: none"> Relatively flat and suited to industrial uses. Access to the Pacific Motorway via the 	<ul style="list-style-type: none"> The main limitation to development in this area is flooding. Fragmented ownership 	<ul style="list-style-type: none"> Potential unconstrained land ~1.8 hectares Note: Area 4 Chinderah East is 	Considered as an Option (Refer Change 10).

SITE	ATTRIBUTES	OPPORTUNITIES	CONSTRAINTS	GMHS CONSIDERATION	STATUS
<p>zoned land. This site includes the disused Kingscliff STP.</p>		<p>Chinderah interchange is ideal.</p> <ul style="list-style-type: none"> • Potential to fit in with the water based commercial use of land at Chinderah north of the Pacific Motorway. • Well placed for future employee accommodation at the proposed west Kingscliff and Cudgen. Heights residential areas • Driving distance of the Gold Coast airport. • Opportunity to both service the northern Tweed coast community as well as providing enough land to entice export manufacturing type employment to this locality. • Within the present DSP. It can be serviced. 	<ul style="list-style-type: none"> • Capacity of the Pacific Motorway “on ramp” will need to be expanded as traffic numbers increase. 	<p>subject to an ongoing master plan investigation, in accordance with Kingscliff Locality Plan.</p>	
<p>Area 5 Wardrop Valley West</p> <p>Located between the Wardrop Valley Road and the Tweed Valley Way immediately to the west of the Tweed valley Industrial Park.</p>	<p>Gross Potential Area (ha): 63</p> <p>Currently predominantly grazing land with small patches of vegetation.</p>	<ul style="list-style-type: none"> • Provide a logical extension to the existing industrial development. • Provide a place for workers to live in proximity to their place of work. • Ranked as a high priority potential employment 	<ul style="list-style-type: none"> • Likely require a review of the intersection with Reserve Creek Road and the Tweed Valley Way due to capacity problems. • Considerable earthworks will be required to obtain useable industrial land. • Some areas are subject to high flow flooding. 	<ul style="list-style-type: none"> • Potential unconstrained land ~29 hectares 	<p>Area 5 has been retained under the GMHS as an optional site (despite recognition of high levels of difficulty to</p>

SITE	ATTRIBUTES	OPPORTUNITIES	CONSTRAINTS	GMHS CONSIDERATION	STATUS
		<p>lands. site in the Tweed Shire Potential Industrial Land Investigation.</p> <ul style="list-style-type: none"> • Opportunity for dual reticulation. • Concentrating additional opportunities in this location will benefits the synergies between businesses. 	<ul style="list-style-type: none"> • Would require several kilometres of trunk water main connection. • Not included in the Water DSP. There are no plans to service the area. • Not included in the Wastewater DSP. There are no plans to service the area. 		develop - Refer Change 43).
<p>Area 6 Wardrop Valley East</p> <p>Located east of the Wardrop Valley Road adjacent to the industrial zoned Tweed Valley Industrial Park.</p>	<p>Gross Potential Area (ha): 60</p> <p>Currently predominantly grazing land with small patches of vegetation.</p>	<ul style="list-style-type: none"> • Provide a logical extension to the existing industrial development. • Provide a place for workers to live in proximity to their place of work. • Opportunity for dual reticulation. • Concentrating additional opportunities in this location will benefits the synergies between businesses. 	<ul style="list-style-type: none"> • Likely require a review of the intersection with Reserve Creek Road and the Tweed Valley Way due to capacity problems. • Considerable earthworks will be required to obtain useable industrial land. • Some areas are subject to high flow flooding. • Area 6 has been tested for a rezoning through a planning proposal process. As of August 2023, options to proceed with the rezoning are unlikely given three pockets of HEV areas which dissect the site into small developable areas, difficult to manage due to topography and buffer requirements. 	<ul style="list-style-type: none"> • Potential unconstrained land ~18 hectares • Wardrop Valley industrial estate is located to the east. Should the Wardrop Valley expansion area (Area 6) be developed, land identified as Area 5 will be the last potential employment land west of Pacific Highway. 	Area 6 has been retained under the GMHS as an optional site (despite recognition of high levels of difficulty to develop - Refer Change 44).
<p>Area 7 West Pottsville</p> <p>Located west of Pottsville south of Cudgera Creek Road</p>	<p>Gross Potential Area (ha): 144</p> <p>Currently predominantly grazing land with one small rural residential</p>	<ul style="list-style-type: none"> • Well located to provide service industry. opportunities for Pottsville and the 	<ul style="list-style-type: none"> • May also be localised flooding and drainage issues in the vicinity of Cudgera Creek. • Fragmented ownership structure. 	<ul style="list-style-type: none"> • Potential unconstrained land ~86 hectares • Recommended to undertake more 	Considered as an Option (Refer Change 45).

SITE	ATTRIBUTES	OPPORTUNITIES	CONSTRAINTS	GMHS CONSIDERATION	STATUS
and East of the Pacific Motorway.	estate (Kudgerie Avenue).	southern part of the Tweed Coast. <ul style="list-style-type: none"> Size of the area would allow genuine export employment opportunities to take place. Easy access to the Pacific Motorway via the Cudgera Creek Road interchange. 	<ul style="list-style-type: none"> Land partially affected by flooding and environmental constraints. Not included in the Water DSP. There are no plans to service the area. Not included in the Wastewater DSP. There are no plans to service the area. 	detailed analysis to determine whether land is suitable for land uses beyond just employment, for example residential or mixed -use.	

DRAFT FOR DISCUSSION

APPENDIX 3: PROPOSED CHANGE PRINCIPLE ALIGNMENT

AP03

DRAFT FOR DISCUSSION PURPOSES

CHANGE NUMBER	PROPOSED CHANGE	THEME ALIGNMENT										PRINCIPLE ALIGNMENT
		Theme 1 Housing Supply	Theme 2 Housing diversity, choice and affordability	Theme 3 Settlement Pattern	Theme 4 Provision of employment land	Theme 5 Matching planned growth with infrastructure	Theme 6 Amenity, character, heritage and lifestyle	Theme 7 Protection of the natural environment	Theme 8 Protection of rural and agricultural land	Theme 9 Resilience to natural hazards	Theme 10 System and processes	
1	Residential land in vicinity of Keith Crompton Drive.	✓	✓	✓								1, 3, 4, 11, 14, 18, 24, 27, 29, 30, 31, 32, 35
2	Tweed Heads – Riverside Revitalisation.	✓	✓	✓	✓	✓	✓					1, 2, 3, 4, 5, 7, 10, 11, 18, 24, 30, 31, 32
3	Urban expansion- Murwillumbah west (North Arm Road).	✓	✓	✓					✓	✓		1, 2, 3, 5, 10, 15, 24, 30, 45, 46, 47, 48
4	Telstra Depot, Tweed Heads.		✓	✓	✓		✓					1, 3, 4, 7, 34, 36, 39
5	Water Street Residential Redevelopment.	✓	✓	✓		✓						1, 2, 3, 4, 7, 10, 24, 25, 28, 30, 32
6	Blundell Boulevard.	✓	✓	✓		✓						1, 2, 3, 4, 11, 12, 14, 24, 28, 30, 32
7	Land West of Minjungbal Drive and South of Dry Dock Road.	✓	✓	✓		✓						1, 2, 3, 4, 11, 24, 28, 30, 32
8	Mingungbal Drive Opposite Tweed City Shopping Centre.	✓	✓	✓	✓	✓						1, 2, 3, 4, 10, 14, 24, 27, 30, 31, 32, , 34, 36, 37, 39, 41
9	Mapping Anomaly, Philip Street, Chinderah			✓			✓					1, 2, 3, 16, 18
10	Employment Land- Area 4 Kingscliff Locality Plan			✓	✓							1, 2, 3, 7, 10, 36, 37, 38, 41
11	Cudgen Road- Tweed Coast Road Intersection			✓	✓	✓						1, 2, 5, 6, 7, 10, 28, 45, 46, 47
12	Land and Housing Corporation, Oxford and Yale Streets, Kingscliff	✓	✓	✓		✓						3, 9, 10, 11, 14, 28, 30, 31, 32
13	South-east Kingscliff	✓	✓	✓		✓						3, 14, 24, 30, 32,
14	Boomerang Street and Rob Roy Crescent, Kingscliff	✓		✓			✓					1, 2, 3, 11, 16,
15	Pottsville M1 Interchange-West			✓	✓							1, 2, 10, 36, 41
16	West Pottsville-east of Pottsville-Mooball Road Intersection	✓		✓								1, 2, 3, 10, 11, 15,
17	Burringbar-Large Lot Residential Expansion	✓	✓	✓		✓	✓					1, 2, 3, 13, 14, 16, 20, 24, 30, 35
18	Crabbes Creek Village Expansion	✓	✓	✓		✓	✓					1, 2, 3, 13, 16, 19, 20, 22, 24, 30, 31, 35
19	Tyalgum Village Expansion	✓	✓	✓		✓	✓		✓			1, 2, 3, 11, 13, 14, 15, 16, 18, 19, 20, 30, 31, 45
20	Robin Crescent Public Recreation Area			✓			✓					1, 2, 3, 16, 18
21	Reduced Minimum Lot Size Surrounding Business Zone, Tweed Heads West	✓	✓	✓		✓	✓					1, 2, 3, 4, 11, 12, 16, 24, 28, 32, 33
22	Gray Street, Tweed Heads West			✓	✓		✓					1, 2, 3, 7, 10, 16, 18, 36, 37, 38, 41
23	Reduced Minimum Lot Size Surrounding Business Zone (Kennedy Drive), Tweed Heads	✓	✓	✓		✓	✓					1, 2, 3, 4, 11, 12, 16, 24, 28, 32 , 33
24	Reduced Minimum Lot Size west of Ducat Street, Tweed Heads	✓	✓	✓		✓	✓					1, 2, 3, 4, 7, 10, 11, 14, 16, 18, 24, 28, 30, 32

CHANGE NUMBER	PROPOSED CHANGE	THEME ALIGNMENT										PRINCIPLE ALIGNMENT
		Theme 1 Housing Supply	Theme 2 Housing diversity, choice and affordability	Theme 3 Settlement Pattern	Theme 4 Provision of employment land	Theme 5 Matching planned growth with infrastructure	Theme 6 Amenity, character, heritage and lifestyle	Theme 7 Protection of the natural environment	Theme 8 Protection of rural and agricultural land	Theme 9 Resilience to natural hazards	Theme 10 System and processes	
25	Investigate opportunities to reduce Minimum Lot Size in R5 Large Lot Residential in certain locations.	✓	✓	✓		✓						1, 2, 3, 24, 28, 30
26	Reduced Minimum Lot Size (MLS) for small lot clusters in rural areas.	✓		✓			✓		✓			1, 2, 3, 5, 6, 13, 14, 15, 16, 18, 46
27	Mapping inconsistencies.			✓								1, 2, 3
28	Review of land use zoning – Terranora			✓								1, 2, 3
29	Provide greater diversity of housing opportunities - Banora Point.	✓	✓	✓		✓	✓					1, 2, 3, 4, 7, 10, 11, 14, 16, 18, 24, 28, 30, 32
30	Approach to increasing Housing Diversity and Choice – Banora Point.	✓	✓	✓		✓						1, 2, 3, 11, 14, 24, 25, 26, 28, 30, 31
31	Potential employment land- Tweed Heads West.			✓	✓							1, 2, 36, 37, 38, 41
32	Review options to reduce Minimum Lot Size within small lot lifestyle rural-residential Development in rural areas.	✓	✓	✓			✓	✓	✓			6, 9, 13, 22, 30, 42, 46
33	Transition to mixed use- Tweed City-Minjunbal Drive.	✓	✓	✓	✓	✓	✓					1, 2, 3, 4, 11, 12, 16, 18, 24, 25, 28, 30, 36, 39
34	Pottsville west-Masterplan.	✓	✓	✓	✓						✓	1, 2, 3, 15, 34, 36, 41, 51
35	Delivery of a greater diversity of housing types in identified Urban Renewal Areas.	✓	✓	✓		✓	✓					1, 2, 3, 4, 7, 9, 10, 11, 20, 24, 25, 28, 30,
36	Address land fragmentation and infrastructure challenges to enable full development potential to be realised land West of Wharf St and Kennedy Drive.	✓		✓		✓						1, 2, 3, 4, 7, 11, 24, 29, 35
37	Enable full development potential to be realised on land zoned R1 North and South of Turnock Street.	✓	✓			✓						1, 2, 3, 10, 11, 15, 24, 26, 30, 31, 33, 34,
38	Address land fragmentation and infrastructure challenges to enable full development potential to be realised for land zoned R3 along Orient Street, opposite the Kingscliff high school.	✓		✓		✓						1, 2, 3, 7, 10, 11, 24, 25, 28, 29, 30, 31, 35
39	Enable full development potential to be realised for land zoned R1 West of Tweed Coast Road.	✓		✓		✓						1, 2, 3, 10, 14, 28
40	Address land fragmentation and infrastructure challenges to enable full development of land adjoining the North-South Spine of Wharf Street & Minjunbal Drive.	✓	✓	✓		✓	✓					1, 2, 3, 10, 11, 18, 24, 25, 27, 30
41	Transition of TUELRs Area 7 Dunloe Park.	✓	✓	✓		✓						1, 2, 3, 11, 15, 24, 28, 29, 30
42	Transition of TUELRs Area 8 Burringbar.	✓		✓		✓						1, 2, 3, 11, 15, 24, 28, 29, 30

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43	Transition TUELRs Area 5 Wardrop Valley West.			✓	✓	✓						1, 2, 28, 36, 37
44	Transition TUELRs Area 6 Wardrop Valley East.			✓	✓	✓						1, 2, 28, 36, 37
45	Transition TUELRs Area 7 West Pottsville.			✓	✓	✓						1, 2, 28, 36, 37
46	Build the capacity and capability of Rural Villages to take housing pressure off rural land.	✓		✓					✓			2, 5, 6, 8, 13, 14, 45
47	Monitoring of the GMHS to ensure sufficient housing supply is being achieved through to 2041.	✓	✓									1, 11, 12, 30
48	Diversify housing typologies, choice and affordability in residential areas.		✓	✓								11, 12, 30, 31, 32, 33, 34
49	Increase cross border activity and coordination with the Gold Coast and South East Queensland.				✓							41
50	Preserve desired amenity, character and heritage.						✓		✓			8, 9, 16, 18, 19, 20, 22
51	Building community resilience to hazards.	✓		✓	✓			✓		✓		35, 48, 49, 50
52	Maximising the impact of government-owned land for residential growth opportunities.	✓	✓								✓	33
53	Enhancement of streetscapes to promote safe year-round walking and cycling movements across the Tweed.			✓		✓	✓	✓				17, 43
54	Increase community awareness and understanding of urban change.										✓	51, 14
55	Ensure affordable, social and public housing is distributed across different areas in Tweed Shire with good access to public transport, schools, hospitals, shops and other essential community services and facilities.	✓	✓	✓		✓						3, 30, 33
56	Improve processes and systems related to the assessment of development applications.										✓	51, 52, 53
57	Promotion of sustainable housing design in the Tweed.						✓	✓				5, 42, 22, 26
58	Revision of car parking rates to reflect changes in personal mobility preferences and sustainable travel outcomes.										✓	25, 51
59	Proactively resolving infrastructure challenges to unlock growth.					✓						27, 29
60	Incentivise preferred development outcomes.										✓	51

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61	Increasing the supply and diversity of rural residential housing.	✓	✓									11, 13, 14
62	Short term rental accommodation.	✓									✓	14, 52
63	Land suitability.			✓				✓				2, 5, 6, 51
64	Enabling an increase in low rise residential development in proximity to select business zones to achieve greater housing diversity, choice and affordability in areas close to existing services and infrastructure.	✓	✓	✓		✓						2, 7, 11, 12, 14, 24, 25, 28
65	Implications of climate change on housing and employment opportunities.								✓			48, 49, 50
66	Recognition and protection of First Nations interests.						✓					21
67	Enable greenfield sites to deliver a mix of land uses, employment opportunities, housing densities and typologies.	✓	✓	✓	✓	✓						1, 2, 11, 15, 24, 30
68	Expansion of Kingscliff Town Centre Precinct.	✓	✓	✓	✓							1, 2, 36, 37, 38, 39
69	Medium density housing and business land uses, Turnock Street Precinct.	✓	✓	✓	✓							1, 2, 3, 11, 12, 14, 15, 24, 26, 27, 28, 30,31, 34, 36, 37, 38, 39
70	Low density and low rise medium density housing, North Kingscliff Precinct.	✓	✓	✓		✓						1, 2, 3, 11, 12, 14, 24, 26, 27, 28, 30,31
71	Low-rise medium density and medium density housing West Kingscliff Precinct.	✓	✓	✓								1, 2, 3, 11, 12, 14, 24, 26, 27, 28, 30,31
72	Cudgen Precinct, Kingscliff.	✓	✓	✓	✓	✓						1, 2, 9, 11, 12, 14, 25, 28, 30, 33, 34, 36
73	Business Park and other uses, Kingscliff Business and Innovation Precinct.	✓	✓	✓	✓	✓						11, 2, 3, 11, 12, 14, 15, 24, 26, 27, 28, 30,31, 34, 36, 37, 38, 39
74	Kingscliff Smaller Local Centres.			✓	✓	✓						1, 2, 9, 11, 12, 14, 25, 28, 30, 33, 34, 36
75	Medium density residential development.		✓	✓								1, 2, 3, 11, 12, 14, 24, 26, 27, 28, 30,31
76	Medium density residential development, Cypress Crescent and Palm Avenue Precincts.	✓		✓								1, 2, 3, 5, 9, 11, 12, 14, 25, 26, 28, 30, 31, 32
77	Rezoning for employment purposes, Tweed Coast Road.			✓	✓							1, 2, 7, 36, 37
78	Increased Residential Densities, Pottsville.	✓	✓			✓						1, 2, 3 11, 24, 25, 26, 28, 30, 32, 39
79	Future Town Centre.	✓	✓	✓	✓							1, 2, 39
80	Housing choice and affordability, Hastings Point.	✓	✓	✓								1, 2, 30, 32

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81	Housing choice and affordability and mixed use development, Hastings Point.	✓	✓	✓			✓					1, 2, 3, 11, 12, 14, 16, 18, 19, 22, 24, 26, 34, 36
82	Develop higher density employment and residential opportunities in a well-connected strategically significant location.			✓	✓	✓						1, 2, 28, 36, 37

Please note that proposed changes outlined below align with key themes and principles and it is acknowledged that other themes and principles may indirectly apply.

DRAFT FOR DISCUSSION PURPOSES

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- ⁱ Tweed Shire Housing Needs Assessment, Bull + Bear, 2023
 - ⁱⁱ Tweed Shire Housing Needs Assessment, Bull + Bear, 2023
 - ⁱⁱⁱ Tweed Shire Housing Needs Assessment, Bull + Bear, 2023
 - ^{iv} Tweed Shire Housing Needs Assessment, Bull + Bear, 2023
 - ^v Tweed Shire Housing Needs Assessment, Bull + Bear, 2023
 - ^{vi} Tweed Shire Housing Needs Assessment, Bull + Bear, 2023
 - ^{vii} Tweed Shire Housing Needs Assessment, Bull + Bear, 2023
 - ^{viii} Tweed Shire Employment Lands Strategy, Bull + Bear, 2023
 - ^{ix} Tweed Shire Employment Lands Strategy, Bull + Bear, 2023
 - ^x Tweed Shire Employment Lands Strategy, Bull + Bear, 2023
 - ^{xi} Tweed Shire Employment Lands Strategy, Bull + Bear, 2023
 - ^{xii} Tweed Shire Employment Lands Strategy, Bull + Bear, 2023

DRAFT FOR DISCUSSION PURPOSES