

## **Draft Tweed Local Environmental Plan 2010**

Zone Comparison Table (with Tweed LEP 2000)

Notes:

**Draft Tweed Local Environmental Plan 2010 - Zone Comparison Table (with Tweed LEP 2000)**

**Tweed LEP 2010**

**Tweed LEP 2000**

<b>Zone</b>		<b>Zone</b>		
<b>Rural Zones</b>				
<b>RU1</b>	<b>Primary Production</b>	<b>1 (b)</b>	<b>Agricultural Protection</b>	
<b>RU2</b>	<b>Rural Landscape</b>	<b>1 (a)</b>	<b>Rural</b>	
<b>RU5</b>	<b>Village</b>	<b>2(d)</b>	<b>Village</b>	
<b>Residential Zones</b>				
<b>R1</b>	<b>General Residential</b>	<b>2 (c)</b>	<b>Urban Expansion</b>	
<b>R2</b>	<b>Low Density Residential</b>	<b>2(a)</b>	<b>Low Density Residential</b>	
<b>R3</b>	<b>Medium Density Residential</b>	<b>2(b)</b>	<b>Medium Density Residential</b>	
<b>R5</b>	<b>Large Lot Residential</b>	<b>1 (c)</b>	<b>Rural Living</b>	
<b>Business Zones</b>				
<b>B1</b>	<b>Neighbourhood Centre</b>			
<b>B2</b>	<b>Local Centre</b>			
<b>B3</b>	<b>Commercial Core</b>	<b>3(a), 3(b)</b>	<b>3(a) Sub-Regional Business</b>	<b>3(b) General Business</b>
<b>B4</b>	<b>Mixed Use</b>	<b>3(a), 3(b)</b>	<b>3(a) Sub-Regional Business</b>	<b>3(b) General Business</b>
<b>B5</b>	<b>Business Development</b>	<b>3(c)</b>	<b>Commerce and Trade</b>	
		<b>3(d)</b>	<b>Waterfront Enterprise</b>	

<b>Industrial Zones</b>				
<b>IN1</b>	<b>General Industrial</b>	<b>4(a)</b>	<b>Industrial</b>	
<b>IN4</b>	<b>Working Waterfront</b>			
<b>Special Purpose Zones</b>				
<b>SP1</b>	<b>Special Activities</b>			
<b>SP2</b>	<b>Infrastructure</b>			
<b>SP3</b>	<b>Tourist</b>	<b>2(f)</b>	<b>Tourism</b>	
		<b>2 (e)</b>	<b>Residential Tourist</b>	
		<b>3(e)</b>	<b>Special Tourist (Jack Evans Boatharbour)</b>	
		<b>5 (a)</b>	<b>Special Uses</b>	
<b>Recreation Zones</b>				
<b>RE1</b>	<b>Public Recreation</b>	<b>6 (a)</b>	<b>Open Space</b>	
<b>RE 2</b>	<b>Private Recreation</b>	<b>6 (b)</b>	<b>Recreation</b>	
<b>Environmental Protection Zones</b>				
<b>E1</b>	<b>National Parks and Nature Reserves</b>	<b>8 (a)</b>	<b>National Parks and Nature Reserves</b>	
<b>E2</b>	<b>Environmental Conservation</b>	<b>7(a), 7(d)</b>	<b>7(a) Environmental Protection (Wetlands and Littoral Rainforests)</b>	<b>7(d) Environmental Protection (Scenic/Escarpment)</b>
		<b>7(f), 7(l)</b>	<b>7(f) Environmental Protection (Coastal Lands)</b>	<b>7(l) Environmental Protection (Habitat)</b>
<b>Waterway Zones</b>				
<b>W1</b>	<b>Natural Waterways</b>			
<b>W2</b>	<b>Recreational Waterways</b>			
<b>W3</b>	<b>Working Waterways</b>			

**Tweed LEP 2010**

**Tweed LEP 2000**

<b>RU1 Primary Production</b>		<b>Zone</b>	<b>1 (b) Agricultural Protection</b>
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</li> <li>To encourage diversity in primary industry enterprises and systems appropriate for the area.</li> <li>To minimise the fragmentation and alienation of resource lands.</li> <li>To minimise conflict between land uses within the zone and land uses within adjoining zones.</li> </ul>	<b>Objectives</b>	<p><b>Primary objective</b></p> <ul style="list-style-type: none"> <li>to protect identified prime agricultural land from fragmentation and the economic pressure of competing land uses.</li> </ul> <p><b>Secondary objective</b></p> <ul style="list-style-type: none"> <li>to allow other development that is compatible with agricultural activities.</li> </ul>	
<p><b>2</b></p> <ul style="list-style-type: none"> <li>Agriculture,</li> <li>Extensive agriculture;</li> <li>Environmental facilities;</li> <li>Environmental protection works;</li> <li>Home occupations;</li> <li>Roads</li> </ul>	<b>Permitted without consent</b>	<p><b>1</b></p> <ul style="list-style-type: none"> <li>agriculture</li> <li>forestry</li> </ul>	
<p><b>3</b></p> <ul style="list-style-type: none"> <li>Animal Boarding or Training Establishment;</li> <li>Aquaculture;</li> <li>Bed and breakfast accommodation;</li> <li>Biosolid waste applications;</li> <li>Boat sheds;</li> <li>Cellar door premises;</li> <li>Dual occupancies (attached);</li> <li>Dwelling houses;</li> <li>Extractive industries;</li> <li>Farm buildings;</li> <li>Farm stay accommodation;</li> <li>Flood mitigation works;</li> <li>Forestry;</li> <li>Helipads;</li> <li>Home Based Child Care;</li> <li>Home businesses;</li> <li>Home industries;</li> <li>Intensive Livestock Agriculture;</li> <li>Mining;</li> <li>Roadside stalls;</li> <li>Rural workers' dwellings;</li> <li>Turf Farming;</li> <li>Water recreation structures;</li> <li>Water Storage Facilities.</li> </ul>	<b>Permitted with consent</b>	<p><b>2</b></p> <ul style="list-style-type: none"> <li>bed and breakfast</li> <li>dwelling houses if each is on an allotment of:                             <ul style="list-style-type: none"> <li>(a) at least 10 hectares, where on land shown lettered "1 (b1)" on the zone map, or</li> <li>(b) at least 40 hectares, where on land shown lettered "1 (b2)" on the zone map, or on an allotment referred to in clause 57</li> </ul> </li> <li>multi-dwelling housing if:                             <ul style="list-style-type: none"> <li>(a) not more than two dwellings are involved, and</li> <li>(b) they are attached, and</li> <li>(c) they are on allotment of:                                     <ul style="list-style-type: none"> <li>(i) at least 10 hectares, where on land shown lettered "1 (b1)" on the zone map, or</li> <li>(ii) 40 hectares, where on land shown lettered "1 (b2)" on the zone map, or on an allotment referred to in clause 57</li> </ul> </li> </ul> </li> <li>any other buildings, works, places or land uses not included in Item 1, 3 or 4</li> </ul>	

<p><b>4</b></p> <p>Nil</p>	<p><b>Item 3 allowed only with consent and must satisfy the provisions of clause 8 (LEP 2000)</b></p>	<p><b>3</b></p> <ul style="list-style-type: none"> <li>• Emergency service facilities</li> <li>• Extractive industries</li> <li>• Generating works</li> <li>• Recreation areas</li> <li>• Retail plant nurseries</li> <li>• Road transport terminals</li> <li>• Stock and sale yards</li> <li>• Utility installations being gas holders or generating works</li> </ul>
<ul style="list-style-type: none"> <li>• Any development not specified in item 2 or 3</li> </ul>	<p><b>Prohibited</b></p>	<p><b>4</b></p> <ul style="list-style-type: none"> <li>• Abattoirs</li> <li>• Airline terminals</li> <li>• Boarding-houses</li> <li>• Boat repair and servicing facilities</li> <li>• Boat showrooms</li> <li>• Boating facilities</li> <li>• Brothels</li> <li>• Bulk stores</li> <li>• Bulky goods retailing</li> <li>• Bus depots</li> <li>• Bus stations</li> <li>• Camping grounds</li> <li>• Car parks</li> <li>• Car repair stations</li> <li>• Caravan parks</li> <li>• Child care centres</li> <li>• Clubs</li> <li>• Commercial premises</li> <li>• Community buildings</li> <li>• Cruise craft docks</li> <li>• Depots</li> <li>• Display homes</li> <li>• Dwelling houses not included in item 2</li> <li>• Educational establishments</li> <li>• General stores</li> <li>• Helipads</li> <li>• Heliports</li> <li>• Hospitals</li> <li>• Junkyards</li> <li>• Light industries</li> <li>• Liquid fuel depots</li> <li>• Manufactured home estates</li> <li>• Marinas</li> <li>• Markets</li> <li>• Mines</li> <li>• Motels</li> <li>• Motor showrooms</li> <li>• Multi-dwelling housing not included in item 2</li> <li>• Offensive or hazardous industries</li> <li>• Outdoor eating areas</li> <li>• Places of assembly</li> <li>• Places of public worship</li> <li>• Professional consulting rooms</li> <li>• Public buildings</li> <li>• Recreation areas</li> <li>• Recreation establishments</li> <li>• Recreation facilities</li> <li>• Recreation vehicle areas</li> <li>• Refreshment rooms</li> <li>• Respite care centres</li> <li>• Restricted premises</li> <li>• Roadside stalls if requiring direct access to an RTA classified road</li> <li>• Sawmills</li> <li>• Service stations</li> </ul>

		<ul style="list-style-type: none"> <li>Hotels</li> <li>Housing for older people or people with disabilities</li> <li>Industries (other than home industries or rural industries)</li> <li>Institutions</li> <li>Integrated housing</li> </ul>	<ul style="list-style-type: none"> <li>Shops (other than general stores)</li> <li>Storage units</li> <li>Tourist accommodation</li> <li>Tourist facilities</li> <li>Tourist resorts</li> <li>Transport terminals</li> <li>Warehouses</li> </ul>
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RU2 Rural Landscape	Zone	1 (a) Rural
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</li> <li>To maintain the rural landscape character of the land.</li> <li>To provide for a range of compatible land uses, including extensive agriculture.</li> <li>To provide for a range of tourist accommodation-based land uses, including agri-tourism, eco-tourism and any other like tourism that is linked to an environmental, agricultural or rural industry use of the land, such as bush foods, forestry, crafts and the like.</li> <li>To provide for a range of compatible land uses that support tourism in the hinterlands and Tweed generally, such as teahouses, macadamia farms, specialised produce farms and the like.</li> </ul>	<p><b>Objectives</b></p>	<p><b>Primary objective</b></p> <ul style="list-style-type: none"> <li>To enable ecologically sustainable development of land that is suitable primarily for agricultural or natural resource utilisation purposes and associated development.</li> <li>To protect rural character and amenity</li> </ul> <p><b>Secondary objective</b></p> <ul style="list-style-type: none"> <li>To enable other types of development that rely on the rural or natural values of the land such as agri and eco-tourism.</li> <li>To provide for development that is not suitable in or near urban areas.</li> <li>To prevent the unnecessary fragmentation or development of land which may be needed for long-term urban expansion.</li> <li>To provide non-urban breaks between settlements to give a physical and community identity to each settlement.</li> </ul>
<p><b>2</b></p> <ul style="list-style-type: none"> <li>Agriculture;</li> <li>Environmental protection works;</li> <li>Environmental facilities;</li> <li>Extensive agriculture;</li> <li>Home occupations;</li> <li>Roads.</li> </ul>	<p><b>Permitted without consent</b></p>	<p><b>1</b></p> <ul style="list-style-type: none"> <li>agriculture</li> <li>environmental facility</li> <li>forestry</li> </ul>
<p><b>3</b></p> <ul style="list-style-type: none"> <li>Airstrips</li> <li>Airstrips;</li> <li>Home businesses</li> <li>Hostels;</li> </ul>	<p><b>Permitted with consent</b></p>	<p><b>2</b></p> <ul style="list-style-type: none"> <li>bed and breakfast</li> <li>dwelling houses if each is on an allotment of 40 hectares or on an</li> </ul>

<ul style="list-style-type: none"> <li>• Animal Boarding or Training Establishments;</li> <li>• Aquaculture;</li> <li>• Bed and breakfast accommodation;</li> <li>• Biosolid waste applications;</li> <li>• Boat sheds;</li> <li>• Caravan parks (camping ground only);</li> <li>• Cellar door premises;</li> <li>• Cemeteries;</li> <li>• Community facilities;</li> <li>• Crematorium;</li> <li>• Depots;</li> <li>• Dual occupancies (attached);</li> <li>• Dwelling houses;</li> <li>• Educational establishments;</li> <li>• Extractive industries;</li> <li>• Farm buildings;</li> <li>• Farm stay accommodation;</li> <li>• Flood mitigation works;</li> <li>• Forestry;</li> <li>• Funeral Chapels;</li> <li>• Funeral homes;</li> <li>• Helipads;</li> <li>• Home-based child care;</li> <li>• Home businesses;</li> <li>• Home industries;</li> <li>• Information and education facilities;</li> <li>• Intensive Livestock Agriculture;</li> <li>• Landscape and garden supplies;</li> <li>• Mining;</li> <li>• Places of public worship;</li> <li>• Recreation areas;</li> <li>• Recreation facilities (major);</li> <li>• Recreation facilities (outdoor);</li> <li>• Research Stations;</li> <li>• Restaurants;</li> <li>• Roadside stalls;</li> <li>• Rural industries;</li> <li>• Rural Supplies;</li> <li>• Rural workers' dwellings;</li> <li>• Serviced Apartments;</li> <li>• Sewerage Systems;</li> <li>• Timber and Building Supplies;</li> <li>• Transport Depots;</li> <li>• Truck Depots;</li> <li>• Turf Farming;</li> <li>• Veterinary Hospitals;</li> <li>• Water recreation structures;</li> <li>• Water Supply Systems.</li> </ul>		<p>allotment referred to in clause 57.</p> <ul style="list-style-type: none"> <li>• multi-dwelling housing if: <ul style="list-style-type: none"> <li>• (a) not more than two dwellings are involved, and</li> <li>• (b) they are attached, and</li> <li>• (c) they are on allotment of at least 40 hectares or an allotment referred to in Clause 57</li> </ul> </li> <li>• any other buildings, works, places or land uses not included in Item 1, 3 or 4</li> </ul>
<p>Nil</p>	<p><b>Item 3 allowed only with consent and must satisfy the provisions of clause 8 (LEP 2000)</b></p>	<p><b>3</b></p> <ul style="list-style-type: none"> <li>• boat repair and servicing facilities</li> <li>• boating facilities</li> <li>• car parks</li> <li>• caravan parks (other than camping grounds) if connected to a reticulated sewerage system</li> <li>• child care centres</li> <li>• clubs</li> <li>• institutions</li> <li>• junkyards</li> <li>• light industries</li> <li>• marinas</li> <li>• markets</li> <li>• motels</li> <li>• offensive or hazardous industries</li> <li>• places of assembly</li> <li>• places of public worship</li> </ul>

		<ul style="list-style-type: none"> <li>• educational establishments</li> <li>• helipads</li> <li>• heliports</li> <li>• hospitals</li> <li>• hotels</li> <li>• housing for older people or people with disabilities</li> <li>• public buildings</li> <li>• service stations</li> <li>• storage units</li> <li>• transport terminal (other than airline terminals)</li> </ul>
<p style="text-align: center;">4</p> <p style="text-align: center;">Any development not specified in item 2 or 3</p>	<p style="text-align: center;"><b>Prohibited</b></p>	<p style="text-align: center;">4</p> <ul style="list-style-type: none"> <li>• airline terminals</li> <li>• boarding-houses</li> <li>• boat showrooms</li> <li>• brothels</li> <li>• bulky goods retailing</li> <li>• car repair stations</li> <li>• caravan parks (other than camping grounds) if not connected to a reticulated sewerage system</li> <li>• commercial premises</li> <li>• display homes</li> <li>• dwelling houses not included in Item 2</li> <li>• industries (other than home industries, light industries, offensive or hazardous industries, rural industries or industries directly associated with or dependent on extractive industries)</li> <li>• integrated housing</li> <li>• manufactured home estates</li> <li>• motor showrooms</li> <li>• multi-dwelling housing not included in Item 2</li> <li>• professional consulting rooms</li> <li>• restricted premises</li> <li>• roadside stalls if requiring direct access to an RTA classified road</li> <li>• shops (other than general stores)</li> </ul>

RU5 Village	Zone	2(d) Village
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>To provide for a range of land uses, services and facilities that are associated with a rural village.</li> </ul>	<p><b>Objectives</b></p>	<p><b>Primary objective</b></p> <ul style="list-style-type: none"> <li>to provide for residential development and a full range of services and facilities traditionally associated with a rural village which is of a design and scale that makes a positive contribution to the character of the village.</li> </ul>
<p><b>2</b></p> <ul style="list-style-type: none"> <li>Environmental facilities;</li> <li>Environmental protection works;</li> <li>Home occupations;</li> <li>Roads</li> </ul>	<p><b>Permitted without consent</b></p>	<p><b>1</b></p> <ul style="list-style-type: none"> <li>Environmental facilities</li> </ul>
<p><b>3</b></p> <ul style="list-style-type: none"> <li>Boat sheds;</li> <li>Boat repair facilities;</li> <li>Business premises;</li> <li>Car parks;</li> <li>Charter and tourism boating facilities;</li> <li>Child care centres;</li> <li>Community facilities;</li> <li>Crematorium;</li> <li>Dwelling houses;</li> <li>Educational Establishments;</li> <li>Emergency Services Facility;</li> <li>Exhibition Homes;</li> <li>Exhibition Villages;</li> <li>Flood mitigation works;</li> <li>Function centres;</li> <li>Funeral chapels;</li> <li>Funeral Homes;</li> <li>Helipads;</li> <li>Home-based child care;</li> <li>Home businesses;</li> <li>Home industries;</li> <li>Horticulture;</li> <li>Industries;</li> <li>Places of public worship;</li> <li>Recreation areas;</li> <li>Recreation facilities (indoor);</li> <li>Recreation facilities (outdoor);</li> <li>Recreational Facilities (Major);</li> <li>Registered clubs;</li> <li>Research Stations;</li> <li>Residential Accommodation;</li> <li>Retail premises;</li> <li>Rural Supplies;</li> <li>Schools;</li> <li>Service stations;</li> <li>Sewerage Systems;</li> <li>Signage ;</li> <li>Tourist and visitor accommodation;</li> <li>Transport Depot;</li> <li>Truck depots;</li> <li>Vehicle body repair workshops;</li> <li>Vehicle Sales or Hire Premises;</li> <li>Vehicle Repair Stations;</li> <li>Veterinary Hospitals;</li> </ul>	<p><b>Permitted with consent</b></p>	<p><b>2</b></p> <ul style="list-style-type: none"> <li>Bed and breakfast</li> <li>Dwelling houses if each is on an allotment of at least 450m<sup>2</sup></li> <li>Rural workers dwelling</li> <li>Any other buildings, works or land uses not included in item 1, 3 or 4.</li> </ul>

<ul style="list-style-type: none"> <li>• Information and education facilities;</li> <li>• Neighbourhood shops;</li> <li>• Office premises;</li> <li>• Passenger transport facilities;</li> <li>• Warehouse or distribution centres;</li> <li>• Water recreation structures;</li> <li>• Water Supply Systems.</li> </ul>		
<p>Nil</p>	<p><b>Item 3 allowed only with consent and must satisfy the provisions of clause 8 (LEP 2000)</b></p>	<p><b>3</b></p> <ul style="list-style-type: none"> <li>• Forestry</li> <li>• Helipads</li> <li>• Sawmills</li> <li>• Stock and sale yards</li> </ul>
<p><b>4</b></p> <ul style="list-style-type: none"> <li>• Farm stay accommodation;</li> <li>• Hazardous industries;</li> <li>• Heavy industries;</li> <li>• Offensive industries;</li> <li>• Residential flat building,</li> <li>• Rural workers dwelling</li> <li>• Any other development not specified in item 2 or 3</li> </ul>	<p><b>Prohibited</b></p>	<p><b>4</b></p> <ul style="list-style-type: none"> <li>• abattoirs</li> <li>• airline terminals</li> <li>• animal establishments</li> <li>• brothels</li> <li>• display homes if adjoining an RTA classified road</li> <li>• extractive industries</li> <li>• heliports</li> <li>• junkyards</li> <li>• liquid fuel depots</li> <li>• mines</li> <li>• offensive or hazardous industries</li> <li>• recreation vehicle areas</li> <li>• restricted premises</li> <li>• tourist resorts</li> </ul>

<b>R1 General Residential</b>	<b>Zone</b>	<b>2 (c) Urban Expansion</b>
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide for the housing needs of the community.</li> <li>• To provide for a variety of housing types and densities.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> </ul>	<p><b>Objectives</b></p>	<p><b>Primary objective</b></p> <ul style="list-style-type: none"> <li>• to identify land for urban expansion (which will comprise mainly residential development focused on multi-use neighbourhood centres) and to ensure its optimum utilisation consistent with environmental constraints and the needs to minimise residential land-take</li> </ul>

<ul style="list-style-type: none"> <li>To encourage the provision of tourist accommodation and related facilities and services in association with residential development where it is unlikely to significantly impact on amenity or place demands on services beyond the level reasonably required for residential use.</li> </ul>		<p><b>Secondary objective</b></p> <ul style="list-style-type: none"> <li>to allow associated non-residential development which meets the recreation, shopping, commercial, employment and social needs of future residents</li> <li>to ensure that sensitive environmental areas with and outside the zone are protected from any adverse impacts of development</li> <li>to enable planning flexibility to achieve the other objectives of the zone by providing detailed guidelines through development control plans</li> </ul>
<p><b>2</b></p> <ul style="list-style-type: none"> <li>Environmental facilities</li> <li>Environmental protection works</li> <li>Home occupations</li> <li>Roads</li> </ul>	<p><b>Permitted without consent</b></p>	<p><b>1</b></p> <ul style="list-style-type: none"> <li>Environmental facility</li> </ul>
<p><b>3</b></p> <ul style="list-style-type: none"> <li>Attached dwellings;</li> <li>Boarding houses;</li> <li>Child care centres;</li> <li>Community facilities;</li> <li>Dwelling houses;</li> <li>Food and Drink Premises;</li> <li>Group homes;</li> <li>Health Consulting Rooms;</li> <li>Home Industry;</li> <li>Hostels;</li> <li>Kiosks;</li> <li>Markets;</li> <li>Multi dwelling housing;</li> <li>Neighbourhood shops;</li> <li>Places of public worship;</li> <li>Public Administration Building;</li> <li>Residential flat buildings;</li> <li>Semi-detached dwellings;</li> <li>Seniors housing;</li> <li>Shop top housing;</li> <li>Any other development not specified in item 2 or 4</li> </ul>	<p><b>Permitted with consent</b></p>	<p><b>2</b></p> <ul style="list-style-type: none"> <li>bed and breakfast</li> <li>dwelling houses if each is on an allotment of at least 450m<sup>2</sup></li> <li>any other buildings, works, places or land uses not included in Item 1, 3 or 4</li> </ul>
<p>Nil</p>	<p><b>Item 3 allowed only with consent and must satisfy the provisions of clause 8 (LEP 2000)</b></p>	<p><b>3</b></p> <ul style="list-style-type: none"> <li>Agriculture</li> <li>Extractive industry</li> <li>Helipad</li> <li>Liquid fuel depot</li> <li>Recreation establishment</li> <li>Recreation vehicle area</li> <li>Roadside stall</li> <li>Road transport terminal</li> <li>Rural worker's dwelling</li> <li>Utility installations being gas holders or generating works</li> </ul>

<p><b>4</b></p> <ul style="list-style-type: none"> <li>• Agriculture;</li> <li>• Air Transport Facilities;</li> <li>• Amusements Centres;</li> <li>• Boat repair facilities;</li> <li>• Brothels;</li> <li>• Bulky Goods Premises;</li> <li>• Business premises;</li> <li>• Cemeteries,</li> <li>• Charter and tourism boating facilities;</li> <li>• Correctional centres;</li> <li>• Crematoriums;</li> <li>• Entertainment facilities;</li> <li>• Farm Buildings;</li> <li>• Forestry;</li> <li>• Freight transport facilities;</li> <li>• Funeral chapels;</li> <li>• Funeral homes;</li> <li>• Health services facilities;</li> <li>• Highway service centres;</li> <li>• Home occupation (sex services);</li> <li>• Industries;</li> <li>• Industry Retail Outlets;</li> <li>• Landscape and Garden Supplies;</li> <li>• Marinas;</li> <li>• Moorings;</li> <li>• Mortuaries;</li> <li>• Office premises;</li> <li>• Passenger transport facilities;</li> <li>• Port facilities;</li> <li>• Recreation facilities(major);</li> <li>• Registered Clubs;</li> <li>• Restricted premises;</li> <li>• Retail premises ;</li> <li>• Rural industries;</li> <li>• Rural Supplies;</li> <li>• Rural workers' dwellings;</li> <li>• Sex services premises;</li> <li>• Storage premises;</li> <li>• Timber and Building Supplies;</li> <li>• Tourist and Visitor Accommodation;</li> <li>• Transport depots;</li> <li>• Vehicle body repair workshops;</li> <li>• Vehicle repair stations,</li> <li>• Vehicle Sales or Hire Premises;</li> <li>• Veterinary Hospitals;</li> <li>• Wholesale Supplies.</li> </ul>	<p><b>Prohibited</b></p>	<p><b>4</b></p> <ul style="list-style-type: none"> <li>• Abattoir</li> <li>• Airline terminal</li> <li>• Animal establishment</li> <li>• Brothel</li> <li>• Display homes if adjoining an RTA classified road</li> <li>• Forestry</li> <li>• Heliport</li> <li>• Industries (other than home industries or light industries)</li> <li>• Institutions</li> <li>• Junkyards</li> <li>• Mines</li> <li>• Offensive or hazardous industries</li> <li>• Restricted premises</li> <li>• Rural industries</li> <li>• Rural tourist facilities</li> <li>• Sawmill Stock and sale yards</li> <li>• Transport terminals (other than bus depots, bus stations or road transport terminals)</li> </ul>
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<b>R2 Low Density Residential</b>	<b>Zone</b>	<b>2(a) Low Density Residential</b>
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide for the housing needs of the community within a low density residential environment.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> </ul>	<p><b>Objectives</b></p>	<p><b>Primary objectives</b></p> <p>In the case of land within Zone 2 (a) between the Tweed Heads Bypass and Cobaki Bridge:</p> <ul style="list-style-type: none"> <li>• to minimise the number of dwellings subject to unacceptable aircraft noise and to limit development within the Kennedy Drive traffic catchment so that development is compatible with Kennedy Drive traffic capacity.</li> </ul>

		<p>In the case of all other land within Zone 2 (a):</p> <ul style="list-style-type: none"> <li>to provide for and maintain a low density residential environment with a predominantly detached housing character and amenity.</li> </ul> <p><b>Secondary objectives</b></p> <ul style="list-style-type: none"> <li>to allow some diversity of housing types provided it achieves good urban design outcomes and the density, scale and height is compatible with the primary objective.</li> <li>to allow for non-residential development that is domestically based, or services the local needs of the community, and does not detract from the primary objective of the zone</li> </ul>
<p><b>2</b></p> <ul style="list-style-type: none"> <li>Environmental facilities</li> <li>Environmental protection works</li> <li>Home occupations</li> <li>Roads</li> </ul>	<p><b>Permitted without consent</b></p>	<p><b>1</b></p> <ul style="list-style-type: none"> <li>Environmental facilities</li> </ul>
<p><b>3</b></p> <ul style="list-style-type: none"> <li>Bed and Breakfast Accommodation;</li> <li>Boarding houses;</li> <li>Dwelling houses;</li> <li>Group homes;</li> <li>Health Consulting Rooms;</li> <li>Home Industries;</li> <li>Any other development not specified in item 2 or 4</li> </ul>	<p><b>Permitted with consent</b></p>	<p><b>2</b></p> <ul style="list-style-type: none"> <li>Bed and breakfast</li> <li>dwelling houses if each is on an allotment of at least 450m<sup>2</sup></li> <li>integrated housing if at a density of not greater than: <ul style="list-style-type: none"> <li>(a) one dwelling per 450m<sup>2</sup> of site area, or</li> <li>(b) one dwelling per 250m<sup>2</sup> of site area where the site is within 300 metres distance of a business centre as indicated on the Business Centres Map.</li> </ul> </li> <li>Multi dwelling housing</li> <li>Utility installations except gas holders or generating works</li> <li>any other buildings, works, places or land uses not included in Item 1, 3 or 4</li> </ul>

<p>Nil</p>	<p><b>Item 3 allowed only with consent and must satisfy the provisions of clause 8 (LEP 2000)</b></p>	<p><b>3</b></p> <ul style="list-style-type: none"> <li>• Boarding houses</li> <li>• Boat repair and servicing facilities</li> <li>• Boating facilities</li> <li>• Clubs</li> <li>• Cruise craft docks</li> <li>• helipads</li> <li>• hotels</li> <li>• marinas</li> <li>• recreation facilities</li> </ul>
<p><b>4</b></p> <ul style="list-style-type: none"> <li>• Agriculture;</li> <li>• Air Transport Facilities;</li> <li>• Amusement Centres;</li> <li>• Boat repair facilities;</li> <li>• Brothels;</li> <li>• Bulky Goods Premises;</li> <li>• Business premises ;</li> <li>• Caravan parks;</li> <li>• Cemeteries;</li> <li>• Charter and tourism boating facilities;</li> <li>• Correctional centres;</li> <li>• Crematoriums;</li> <li>• Depot;</li> <li>• Educational establishments;</li> <li>• Entertainment facilities;</li> <li>• Exhibition homes;</li> <li>• Exhibition villages;</li> <li>• Farm Buildings;</li> <li>• Forestry;</li> <li>• Freight transport facilities;</li> <li>• Function Centres;</li> <li>• Funeral homes;</li> <li>• Health services facilities;</li> <li>• Highway service centres;</li> <li>• Home occupation (sex services);</li> <li>• Hostels;</li> <li>• Industries;</li> <li>• Marinas;</li> <li>• Moorings;</li> <li>• Mortuaries;</li> <li>• Office premises;</li> <li>• Passenger transport facilities;</li> <li>• Port facilities;</li> <li>• Recreation facilities (indoor);</li> <li>• Recreation facilities (major);</li> <li>• Recreation facilities (outdoor);</li> <li>• Registered Clubs;</li> <li>• Research stations;</li> <li>• Residential flat building;</li> <li>• Restricted premises;</li> <li>• Retail premises ;</li> <li>• Rural industries;</li> <li>• Rural Supplies;</li> <li>• Rural Workers Dwellings;</li> <li>• Service stations;</li> <li>• Sex services premises;</li> <li>• Shop Top Housing;</li> <li>• Storage premises;</li> <li>• Timber and Building Supplies;</li> <li>• Tourist and visitor accommodation ;</li> <li>• Transport depots;</li> <li>• Vehicle Body Repair Workshops;</li> <li>• Vehicle repair stations;</li> <li>• Vehicle Sales or Hire</li> </ul>	<p><b>Prohibited</b></p>	<p><b>4</b></p> <ul style="list-style-type: none"> <li>• abattoirs</li> <li>• agriculture</li> <li>• airline terminals</li> <li>• animal establishments</li> <li>• boat showrooms</li> <li>• brothels</li> <li>• bulk stores</li> <li>• bulky goods retailing</li> <li>• camping grounds</li> <li>• car repair stations</li> <li>• caravan parks</li> <li>• commercial premises</li> <li>• depots</li> <li>• display homes if adjoining an RTA classified road</li> <li>• extractive industries</li> <li>• forestry</li> <li>• heliports</li> <li>• industries (other than home industries)</li> <li>• institutions</li> <li>• integrated housing not included in Item 2</li> <li>• junkyards</li> <li>• light industries</li> <li>• liquid fuel depots</li> <li>• markets</li> <li>• mines</li> <li>• motels</li> <li>• motor showrooms</li> <li>• offensive or hazardous industries</li> <li>• outdoor eating areas</li> <li>• recreation establishments</li> <li>• recreation vehicle areas</li> <li>• refreshment rooms</li> <li>• restricted premises</li> <li>• retail plant nurseries</li> <li>• road transport terminals</li> <li>• roadside stalls</li> <li>• rural industries</li> <li>• rural tourist facilities</li> <li>• rural workers' dwellings</li> <li>• sawmills</li> <li>• service stations</li> <li>• shops (other than general stores)</li> <li>• stock and sale yards</li> <li>• storage units</li> <li>• tourist accommodation</li> <li>• tourist facilities</li> <li>• tourist resorts</li> <li>• transport terminals</li> <li>• utility installations being gas holders or generating works</li> <li>• warehouses</li> </ul>

<ul style="list-style-type: none"> <li>• Industry Retail Outlets; Premises;</li> <li>• Information and education facilities; • Veterinary Hospitals;</li> <li>• Landscape and Garden Supplies; • Wholesale Supplies.</li> </ul>		
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R3 Medium Density Residential	Zone	2(b) Medium Density Residential
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide for the housing needs of the community within a medium density residential environment.</li> <li>• To provide a variety of housing types within a medium density residential environment.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> </ul>	<p><b>Objectives</b></p>	<p><b>Primary objective</b></p> <ul style="list-style-type: none"> <li>• to provide for and encourage development for the purpose of medium density housing (and high density housing in proximity to the Tweed Heads sub-regional centre) that achieves good urban design outcomes.</li> </ul> <p><b>Secondary objectives</b></p> <ul style="list-style-type: none"> <li>• to allow for non-residential development which supports the residential use of the locality.</li> <li>• to allow for tourist accommodation that is compatible with the character of the surrounding locality.</li> <li>• to discourage the under-utilisation of land for residential purposes, particularly close to the Tweed Heads sub-regional centre.</li> </ul>
<p><b>2</b></p> <ul style="list-style-type: none"> <li>• Environmental facilities</li> <li>• Environmental protection works</li> <li>• Home occupations</li> <li>• Roads</li> </ul>	<p><b>Permitted without consent</b></p>	<p><b>1</b></p> <ul style="list-style-type: none"> <li>• environmental facilities</li> </ul>
<p><b>3</b></p> <ul style="list-style-type: none"> <li>• Attached dwellings;</li> <li>• Boarding houses;</li> <li>• Child care centres;</li> <li>• Community facilities;</li> <li>• Group homes;</li> <li>• Health Consulting Rooms;</li> <li>• Home Industries;</li> <li>• Kiosks;</li> <li>• Multi dwelling housing;</li> <li>• Neighbourhood shops;</li> </ul>	<p><b>Permitted with consent</b></p>	<p><b>2</b></p> <ul style="list-style-type: none"> <li>• bed and breakfast</li> <li>• any other buildings, works, places or land uses not included in Item 1, 3 or 4</li> </ul>

<ul style="list-style-type: none"> <li>• Places of public worship;</li> <li>• Seniors housing;</li> <li>• Any other development not specified in item 2 or 4</li> </ul>		
<p>Nil</p>	<p><b>Item 3 allowed only with consent and must satisfy the provisions of clause 8 (LEP 2000)</b></p>	<p><b>3</b></p> <ul style="list-style-type: none"> <li>• clubs</li> <li>• cruise craft docks</li> <li>• hospitals</li> <li>• hotels</li> <li>• manufactured home estates</li> <li>• marinas</li> <li>• outdoor eating areas</li> <li>• refreshment rooms</li> <li>• road transport terminals</li> <li>• tourist accommodation</li> <li>• tourist facilities</li> </ul>
<p><b>4</b></p> <ul style="list-style-type: none"> <li>• Agriculture;</li> <li>• Air Transport Facilities;</li> <li>• Amusement Centres;</li> <li>• Boat repair facilities;</li> <li>• Brothels;</li> <li>• Bulky Goods Premises;</li> <li>• Business premises ;</li> <li>• Caravan parks;</li> <li>• Cemeteries;</li> <li>• Charter and tourism boating facilities;</li> <li>• Correctional centres;</li> <li>• Crematoriums;</li> <li>• Depot;</li> <li>• Educational establishments;</li> <li>• Entertainment facilities;</li> <li>• Exhibition Homes;</li> <li>• Exhibition Villages;</li> <li>• Farm Buildings;</li> <li>• Farm stay accommodation;</li> <li>• Forestry;</li> <li>• Freight transport facilities;</li> <li>• Jetties;</li> <li>• Landscape and Garden Supplies;</li> <li>• Marinas;</li> <li>• Moorings;</li> <li>• Mortuaries;</li> <li>• Moveable dwellings;</li> <li>• Office premises;</li> <li>• Passenger transport facilities;</li> <li>• Port facilities;</li> <li>• Recreation facilities (indoor);</li> <li>• Recreation facilities (major);</li> <li>• Recreation facilities (outdoor);</li> <li>• Registered Clubs;</li> <li>• Restricted premises;</li> <li>• Retail premises;</li> <li>• Rural industries;</li> <li>• Rural Supplies;</li> <li>• Rural workers' dwellings;</li> <li>• Service stations;</li> <li>• Sex services premises;</li> <li>• Storage premises;</li> </ul>	<p><b>Prohibited</b></p>	<p><b>4</b></p> <ul style="list-style-type: none"> <li>• abattoirs</li> <li>• agriculture</li> <li>• airline terminals</li> <li>• animal establishments</li> <li>• boat repair and servicing facilities</li> <li>• boat showrooms</li> <li>• boating facilities</li> <li>• brothels</li> <li>• bulk stores</li> <li>• bulky goods retailing</li> <li>• camping grounds</li> <li>• car repair stations</li> <li>• caravan parks</li> <li>• commercial premises</li> <li>• depots</li> <li>• extractive industries</li> <li>• forestry</li> <li>• generating works</li> <li>• helipads</li> <li>• heliports</li> <li>• industries (other than home</li> <li>• light industries</li> <li>• liquid fuel depots</li> <li>• markets</li> <li>• mines</li> <li>• motor showrooms</li> <li>• offensive or hazardous industries</li> <li>• recreation establishments</li> <li>• recreation facilities</li> <li>• recreation vehicle areas</li> <li>• restricted premises</li> <li>• retail plant nurseries</li> <li>• roadside stalls</li> <li>• rural industries</li> <li>• rural tourist facilities</li> <li>• rural workers' dwellings</li> <li>• sawmills</li> <li>• service stations</li> <li>• shops (other than general stores)</li> <li>• stock and sale yards</li> <li>• storage units</li> </ul>

<ul style="list-style-type: none"> <li>• Function Centres;</li> <li>• Funeral homes;</li> <li>• Health services facilities;</li> <li>• Highway service centres;</li> <li>• Home occupation (sex services);</li> <li>• Industries;</li> <li>• Industry Retail Outlet;</li> <li>• Information and education facilities;</li> </ul>	<ul style="list-style-type: none"> <li>• Timber and Building Supplies;</li> <li>• Transport depots;</li> <li>• Vehicle repair stations;</li> <li>• Vehicle Body Repair Workshops;</li> <li>• Vehicle Sales or Hire Premises;</li> <li>• Veterinary Hospitals;</li> <li>• Wholesale Supplies.</li> </ul>		<ul style="list-style-type: none"> <li>• industries)</li> <li>• institutions</li> <li>• junkyards</li> </ul>	<ul style="list-style-type: none"> <li>• tourist resorts</li> <li>• transport terminals</li> <li>• warehouses</li> </ul>
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<b>R5 Large Lot Residential</b>	<b>Zone</b>	<b>1 (c) Rural Living</b>
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.</li> <li>• To ensure that large residential allotments do not hinder the proper and orderly development of urban areas in the future.</li> <li>• To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.</li> <li>• To minimise conflict between land uses within the zone and land uses within adjoining zones.</li> <li>• To maintain the rural and scenic character of the land.</li> </ul>	<b>Objectives</b>	<p><b>Primary objective</b></p> <ul style="list-style-type: none"> <li>• to enable rural residential development in selected areas possessing particular environmental and servicing attributes which do not compromise the viability of rural activities on land in the vicinity, do not detract from the quality of the rural and natural environment and do not create unreasonable or uneconomic demands, or both, for the provision or extension of public amenities or services.</li> <li>• to provide rural residential development of a design integration, quality and scale compatible with, and making a positive contribution to, the character of the rural area in the vicinity.</li> </ul> <p><b>Secondary objective</b></p> <ul style="list-style-type: none"> <li>• to enable other development that is compatible with rural residential development.</li> </ul>
<p><b>2</b></p> <ul style="list-style-type: none"> <li>• Environmental Facilities</li> <li>• Environmental protection works</li> <li>• Home occupations</li> <li>• Roads</li> </ul>	<b>Permitted without consent</b>	<p><b>1</b></p> <ul style="list-style-type: none"> <li>• environmental facilities</li> </ul>
<p><b>3</b></p> <ul style="list-style-type: none"> <li>• Bed and breakfast accommodation;</li> <li>• Dual Occupancy (Attached);</li> <li>• Dwelling houses;</li> </ul>	<b>Permitted with consent</b>	<p><b>2</b></p> <ul style="list-style-type: none"> <li>• bed and breakfast</li> <li>• dwelling houses if each is on an allotment that complies with clause 21 or an allotment referred to in clause 57</li> </ul>

<ul style="list-style-type: none"> <li>• Home Industry;</li> <li>• Roadside Stalls;</li> <li>• Any other development not specified in item 2 or 4.</li> </ul>		<ul style="list-style-type: none"> <li>• multi-dwelling housing if: <ul style="list-style-type: none"> <li>(a) not more than two dwellings are involved, and</li> <li>(b) they are attached, and</li> <li>(c) they are on an allotment that complies with clause 21 or an allotment referred to in clause 57</li> </ul> </li> <li>• educational establishments</li> <li>• any other buildings, works, places or land uses not included in Item 1, 3 or 4</li> </ul>
<p>Nil</p>	<p><b>Item 3 allowed only with consent and must satisfy the provisions of clause 8 (LEP 2000)</b></p>	<p><b>3</b></p> <ul style="list-style-type: none"> <li>• bus depots</li> <li>• bus stations</li> <li>• car parks</li> <li>• depots</li> <li>• generating works</li> <li>• helipads</li> <li>• places of assembly</li> <li>• places of public worship</li> <li>• public buildings</li> <li>• recreation establishments</li> <li>• recreation facilities</li> <li>• retail plant nurseries</li> <li>• road transport terminals</li> <li>• rural industries</li> <li>• utility installations being gas holders or generating works</li> </ul>
<p><b>4</b></p> <ul style="list-style-type: none"> <li>• Agriculture;</li> <li>• Air Transport Facilities;</li> <li>• Amusement Centres;</li> <li>• Boat repair facilities;</li> <li>• Brothels;</li> <li>• Bulky Goods Premises;</li> <li>• Business premises;</li> <li>• Caravan Parks;</li> <li>• Cemeteries;</li> <li>• Charter and tourism boating facilities;</li> <li>• Correctional centres;</li> <li>• Crematoriums;</li> <li>• Depots;</li> <li>• Mortuaries;</li> <li>• Office premises;</li> <li>• Passenger transport facilities;</li> <li>• Places of public worship;</li> <li>• Port facilities;</li> <li>• Recreation facilities (indoor);</li> <li>• Recreation facilities (major);</li> <li>• Registered Clubs;</li> <li>• Residential Accommodation;</li> <li>• Residential care facilities;</li> <li>• Restricted premises;</li> <li>• Retail premises;</li> <li>• Rural industries;</li> <li>• Rural Supplies;</li> </ul>	<p><b>Prohibited</b></p>	<p><b>4</b></p> <ul style="list-style-type: none"> <li>• abattoirs</li> <li>• airline terminals</li> <li>• animal establishments</li> <li>• boarding-houses</li> <li>• boat repair and servicing facilities</li> <li>• boat showrooms</li> <li>• boating facilities</li> <li>• brothels</li> <li>• bulk stores</li> <li>• bulky goods retailing</li> <li>• camping grounds</li> <li>• car repair stations</li> <li>• caravan parks</li> <li>• integrated housing</li> <li>• junkyards</li> <li>• light industries</li> <li>• liquid fuel depots</li> <li>• manufactured home estates</li> <li>• marinas</li> <li>• markets</li> <li>• mines</li> <li>• motels</li> <li>• motor showrooms</li> <li>• multi-dwelling housing not included in Item 2</li> <li>• offensive or hazardous industries</li> </ul>

<ul style="list-style-type: none"> <li>• Entertainment facilities;</li> <li>• Exhibition Homes;</li> <li>• Exhibition Villages;</li> <li>• Farm Buildings;</li> <li>• Forestry;</li> <li>• Freight transport facilities;</li> <li>• Function Centres;</li> <li>• Funeral chapels;</li> <li>• Funeral homes;</li> <li>• Health services facilities;</li> <li>• Highway service centres;</li> <li>• Home occupation(sex services);</li> <li>• Industries;</li> <li>• Information and education facilities;</li> <li>• Industry Retail Outlet;</li> <li>• Landscape and Garden Supplies;</li> <li>• Marinas;</li> <li>• Mooring;</li> </ul>	<ul style="list-style-type: none"> <li>• Service stations;</li> <li>• Sex services premises;</li> <li>• Storage premises;</li> <li>• Timber and Building Supplies;</li> <li>• Tourist and visitor accommodation;</li> <li>• Transport depots;</li> <li>• Vehicle Body Repair Workshops;</li> <li>• Vehicle repair stations;</li> <li>• Vehicle Sales or Hire Premises;</li> <li>• Veterinary Hospitals;</li> <li>• Water recreation structures;</li> <li>• Wholesale Supplies</li> </ul>		<ul style="list-style-type: none"> <li>• clubs</li> <li>• commercial premises</li> <li>• cruise craft docks</li> <li>• depots</li> <li>• display homes if adjoining an RTA classified road</li> <li>• dwelling houses not included in Item 2</li> <li>• extractive industries</li> <li>• forestry</li> <li>• heliports</li> <li>• hospitals</li> <li>• hotels</li> <li>• housing for older people or people with disabilities</li> <li>• industries (other than home industries or rural industries)</li> <li>• institutions</li> </ul>	<ul style="list-style-type: none"> <li>• outdoor eating areas</li> <li>• professional consulting rooms</li> <li>• recreation vehicle areas</li> <li>• refreshment rooms</li> <li>• restricted premises</li> <li>• road transport terminals</li> <li>• roadside stalls if requiring access to an RTA classified road</li> <li>• rural tourist facilities</li> <li>• rural workers' dwellings</li> <li>• sawmills</li> <li>• service stations</li> <li>• shops</li> <li>• stock and sale yards</li> <li>• storage units</li> <li>• tourist accommodation</li> <li>• tourist facilities</li> <li>• tourist resorts</li> <li>• transport terminals</li> <li>• warehouses</li> </ul>
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<b>B1 Neighbourhood Centre</b>	<b>Zone</b>	
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.</li> </ul>	<b>Objectives</b>	The Tweed LEP 2000 does not provide a zone directly compatible with the B1 zone contained within the Standard LEP Template.
<p><b>2</b></p> <ul style="list-style-type: none"> <li>• Environmental facilities</li> <li>• Environmental protection works</li> <li>• Home occupations</li> <li>• Roads</li> <li>•</li> </ul>	<b>Permitted without consent</b>	
<p><b>3</b></p> <ul style="list-style-type: none"> <li>• Boarding houses;</li> </ul>	<b>Permitted with</b>	

<ul style="list-style-type: none"> <li>• Business premises;</li> <li>• Child care centres;</li> <li>• Community facilities;</li> <li>• Home Industry;</li> <li>• Neighbourhood shops;</li> <li>• Shop top housing;</li> <li>• Any other development not specified in item 2 or 4</li> </ul>	<b>consent</b>	
<p><b>4</b></p> <ul style="list-style-type: none"> <li>• Agriculture;</li> <li>• Air Transport Facilities;</li> <li>• Brothels;</li> <li>• Bulky goods premises;</li> <li>• Caravan parks;</li> <li>• Cemeteries;</li> <li>• Charter and tourism boating facilities;</li> <li>• Correctional centres;</li> <li>• Crematoriums;</li> <li>• Depot;</li> <li>• Entertainment facilities;</li> <li>• Exhibition homes;</li> <li>• Exhibition villages;</li> <li>• Farm Buildings;</li> <li>• Forestry;</li> <li>• Freight transport facilities;</li> <li>• Function centres;</li> <li>• Funeral chapels;</li> <li>• Funeral homes;</li> <li>• Highway service centres;</li> <li>• Home occupation (sex services)</li> <li>• Industrial retail outlets;</li> <li>• Industries;</li> <li>• Landscape and garden supplies;</li> <li>• Marinas;</li> <li>• Markets;</li> <li>• Moorings;</li> <li>• Mortuaries;</li> <li>• Passenger transport facilities;</li> <li>• Port facilities;</li> <li>• Pubs;</li> <li>• Recreation facilities (indoor);</li> <li>• Recreation facilities (major);</li> <li>• Recreation facilities (outdoor);</li> <li>• Residential Accommodation;</li> <li>• Restricted premises;</li> <li>• Roadside stalls;</li> <li>• Rural industries;</li> <li>• Service stations;</li> <li>• Sex services premises;</li> <li>• Storage premises;</li> <li>• Timber and building supplies;</li> <li>• Tourist and visitor accommodation;</li> <li>• Transport depots;</li> <li>• Vehicle body repair workshops;</li> <li>• Vehicle repair stations;</li> <li>• Vehicle sales or hire premises;</li> <li>• Water recreation structures;</li> <li>• Wholesale supplies</li> </ul>	<b>Prohibited</b>	

B2 Local Centre	Zone	
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.</li> <li>• To encourage employment opportunities in accessible locations.</li> <li>• To maximise public transport patronage and encourage walking and cycling.</li> </ul>	<b>Objectives</b>	The Tweed LEP 2000 does not provide a zone directly compatible with the B2 zone contained within the Standard LEP Template
<p><b>2</b></p> <ul style="list-style-type: none"> <li>• Environmental facilities</li> <li>• Environmental protection works</li> <li>• Home occupations</li> <li>• Roads</li> </ul>	<b>Permitted without consent</b>	
<p><b>3</b></p> <ul style="list-style-type: none"> <li>• Boarding houses;</li> <li>• Business premises;</li> <li>• Child care centres;</li> <li>• Community facilities;</li> <li>• Educational establishments;</li> <li>• Entertainment facilities;</li> <li>• Function centres;</li> <li>• Funeral chapels;</li> <li>• Home Industry;</li> <li>• Information and education facilities;</li> <li>• Office premises;</li> <li>• Passenger transport facilities;</li> <li>• Recreation facilities (indoor);</li> <li>• Registered clubs;</li> <li>• Retail premises;</li> <li>• Service stations;</li> <li>• Shop top housing;</li> <li>• Tourist and visitor accommodation;</li> <li>• Any other development not specified in item 2 or 4</li> </ul>	<b>Permitted with consent</b>	
<b>4</b>	<b>Prohibited</b>	

- |  |   |  |  |
|--|---|--|--|
| <ul style="list-style-type: none"> <li>• Agriculture;</li> <li>• Air transport facilities;</li> <li>• Backpackers Accommodation;</li> <li>• Bed and breakfast accommodation;</li> <li>• Brothels;</li> <li>• Bulky Goods Premises;</li> <li>• Caravan parks;</li> <li>• Cellar door premises;</li> <li>• Cemeteries;</li> <li>• Charter and tourism boating facilities;</li> <li>• Correctional centres;</li> <li>• Crematoriums;</li> <li>• Depots;</li> <li>• Exhibition homes;</li> <li>• Exhibition villages;</li> <li>• Farm Buildings;</li> <li>• Farm stay accommodation;</li> <li>• Forestry;</li> <li>• Freight transport facilities;</li> <li>• Highway service centres;</li> <li>• Home occupation (sex services);</li> <li>• Industrial retail outlets;</li> </ul> | <ul style="list-style-type: none"> <li>• Industries;</li> <li>• Marinas;</li> <li>• Moorings;</li> <li>• Mortuaries;</li> <li>• Moveable dwellings;</li> <li>• Nightclubs;</li> <li>• Port facilities;</li> <li>• Recreation facilities (major);</li> <li>• Recreation facilities(outdoor);</li> <li>• Residential Accommodation;</li> <li>• Restricted premises;</li> <li>• Roadside stalls;</li> <li>• Rural industries;</li> <li>• Rural supplies;</li> <li>• Sex services premises;</li> <li>• Storage premises;</li> <li>• Timber and building supplies;</li> <li>• Transport Depots;</li> <li>• Vehicle body repair workshops;</li> <li>• Water recreation structures;</li> <li>• Wholesale supplies</li> </ul> |  |  |
|--|---|--|--|

B3 Commercial Core	Zone	3(a) Sub-Regional Business	3(b) General Business
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.</li> <li>To encourage appropriate employment opportunities in accessible locations.</li> <li>To maximise public transport patronage and encourage walking and cycling.</li> <li>To encourage upper floor residential or tourist accommodation that does not compromise the commercial use of the site.</li> </ul>	<p><b>Objectives</b></p>	<p><b>Primary objective</b></p> <ul style="list-style-type: none"> <li>to encourage the development and rejuvenation of the Tweed Heads core business area as a sub-regional centre primarily for tourist, cultural, retail and commercially orientated development, including a choice of accommodation.</li> </ul> <p><b>Secondary objective</b></p> <ul style="list-style-type: none"> <li>to encourage upper floor residential and tourist accommodation.</li> </ul>	<p><b>Primary objectives</b></p> <ul style="list-style-type: none"> <li>to provide business centres in which the community's shopping, business, welfare and social needs can be met.</li> <li>to provide business locations within residential areas, and to ensure that the scale and type of development is compatible with the character and amenity of the surrounding residential areas.</li> </ul> <p><b>Secondary objectives</b></p> <ul style="list-style-type: none"> <li>to provide for tourist orientated development.</li> <li>to encourage upper floor residential or tourist accommodation.</li> </ul>
<p><b>2</b></p> <ul style="list-style-type: none"> <li>Environmental facilities</li> <li>Environmental protection works</li> <li>Home occupations</li> <li>Roads</li> </ul>	<p><b>Permitted without consent</b></p>	<p><b>1</b></p> <ul style="list-style-type: none"> <li>Environmental facilities</li> </ul>	<p><b>1</b></p> <ul style="list-style-type: none"> <li>Environmental facilities</li> </ul>
<p><b>3</b></p> <ul style="list-style-type: none"> <li>Business premises;</li> <li>Child care centres;</li> <li>Community facilities;</li> <li>Educational establishments;</li> <li>Entertainment facilities;</li> <li>Function centres;</li> <li>Home Industry;</li> <li>Hotel or motel accommodation;</li> <li>Information and education facilities;</li> <li>Office premises;</li> <li>Passenger transport facilities;</li> </ul>	<p><b>Permitted with consent</b></p>	<p><b>2</b></p> <ul style="list-style-type: none"> <li>Bed and breakfast</li> <li>Boarding-houses if not at street level (other than the entry and the like)</li> <li>Places of public worship</li> <li>Tourist accommodation if not at street level (other than the foyer, non-residential facilities and the like)</li> <li>Any other buildings, works, places or land uses not included</li> </ul>	<p><b>2</b></p> <ul style="list-style-type: none"> <li>bed and breakfast</li> <li>boarding-houses if not at street level (other than the entry and the like)</li> <li>housing for older people or people with disabilities if not at street level (other than the entry and the like)</li> <li>tourist accommodation if not at street level (other than the entry and the like)</li> </ul>

<ul style="list-style-type: none"> <li>• Recreation facilities(indoor);</li> <li>• Registered clubs;</li> <li>• Retail premises;</li> <li>• Shop Top Housing;</li> <li>• Any other development not specified in item 2 or 4</li> </ul>		<p>in Item1, 3 or 4</p>	<ul style="list-style-type: none"> <li>• any other buildings, works, places or land uses not included in Item 1, 3 or 4</li> </ul>
<p>Nil</p>	<p><b>Item 3 allowed only with consent and must satisfy the provisions of clause 8</b></p>	<p><b>3</b></p> <ul style="list-style-type: none"> <li>• emergency service facilities</li> <li>• helipads</li> <li>• heliports</li> <li>• housing for older people or people with disabilities</li> </ul>	<p><b>3</b></p> <ul style="list-style-type: none"> <li>• boat repair and servicing facilities</li> <li>• bulk stores</li> <li>• bulky goods retailing</li> <li>• car repair stations</li> <li>• educational establishments</li> <li>• helipads</li> <li>• hospitals</li> <li>• warehouses</li> </ul>
<p><b>4</b></p> <ul style="list-style-type: none"> <li>• Agriculture;</li> <li>• Air transport facilities;</li> <li>• Bed and breakfast accommodation;</li> <li>• Brothels;</li> <li>• Bulky goods premises;</li> <li>• Caravan parks; Cemeteries;</li> <li>• Charter and tourism boating facilities;</li> <li>• Correctional centres;</li> <li>• Crematoriums; Depots;</li> <li>• Exhibition homes;</li> <li>• Exhibition villages;</li> <li>• Farm Buildings;</li> <li>• Farm stay accommodation;</li> <li>• Forestry;</li> <li>• Freight transport facilities;</li> <li>• Highway service centres;</li> <li>• Home occupation (sex services);</li> <li>• Industrial retail outlets;</li> <li>• Industries;</li> <li>• Landscape and garden supplies;</li> <li>• Marinas;</li> <li>• Moorings;</li> </ul>	<p><b>Prohibited</b></p>	<p><b>4</b></p> <ul style="list-style-type: none"> <li>• abattoirs</li> <li>• agriculture</li> <li>• animal establishments</li> <li>• boat repair and servicing facilities</li> <li>• boat showrooms</li> <li>• brothels</li> <li>• bulk stores</li> <li>• bulky goods retailing</li> <li>• camping grounds</li> <li>• car repair stations</li> <li>• caravan parks</li> <li>• depots</li> <li>• display homes (other than those erected at first floor level or above)</li> <li>• dwelling houses</li> <li>• extractive industries</li> <li>• forestry</li> <li>• generating works</li> <li>• hospitals</li> <li>• industries</li> <li>• institutions</li> </ul>	<p><b>4</b></p> <ul style="list-style-type: none"> <li>• abattoirs</li> <li>• agriculture</li> <li>• animal establishments</li> <li>• brothels</li> <li>• camping grounds</li> <li>• caravan parks</li> <li>• depots</li> <li>• display homes (other than those erected at first floor level or above)</li> <li>• dwelling houses</li> <li>• extractive industries</li> <li>• forestry</li> <li>• generating works</li> <li>• heliports</li> <li>• industries (other than home industries or light industries)</li> <li>• institutions</li> <li>• integrated housing</li> <li>• junkyards</li> <li>• liquid fuel depots</li> <li>• manufactured home estates</li> </ul>

<ul style="list-style-type: none"> <li>• Mortuaries;</li> <li>• Places of public worship;</li> <li>• Port facilities;</li> <li>• Recreation facilities (major);</li> <li>• Recreation facilities(outdoor);</li> <li>• Residential Accommodation;</li> <li>• Restricted premises;</li> <li>• Rural Industries;</li> <li>• Rural supplies;</li> <li>• Service stations;</li> <li>• Sex services premises;</li> <li>• Storage premises;</li> <li>• Timber and building supplies;</li> <li>• Transport depots;</li> <li>• Truck depots;</li> <li>• Vehicle body repair workshops;</li> <li>• Vehicle repair stations;</li> <li>• Water recreation structures;</li> <li>• Wholesale supplies</li> </ul>		<ul style="list-style-type: none"> <li>• integrated housing</li> <li>• junkyards</li> <li>• liquid fuel depots</li> <li>• manufactured home estates</li> <li>• mines</li> <li>• motor showrooms</li> <li>• multi-dwelling housing (unless it is development that is subject to Clause 51B)</li> <li>• offensive or hazardous industries</li> <li>• professional consulting rooms</li> <li>• recreation areas</li> <li>• recreation establishments</li> <li>• recreation vehicle areas</li> <li>• restricted premises</li> <li>• retail plant nurseries</li> <li>• roadside stalls</li> <li>• rural industries</li> <li>• rural tourist facilities</li> <li>• rural workers' dwellings</li> <li>• sawmills</li> <li>• service stations</li> <li>• stock and sale yards</li> <li>• storage units</li> <li>• tourist resorts</li> <li>• transport terminals (other than airline terminals or bus stations)</li> <li>• utility installations being gas holders or generating works</li> <li>• warehouses</li> </ul>	<ul style="list-style-type: none"> <li>• mines</li> <li>• multi-dwelling housing (unless it is development that is subject to Clause 51B)</li> <li>• offensive or hazardous industries</li> <li>• professional consulting rooms</li> <li>• recreation areas</li> <li>• recreation establishments</li> <li>• recreation vehicle areas</li> <li>• restricted premises</li> <li>• roadside stalls</li> <li>• rural industries</li> <li>• rural tourist facilities</li> <li>• rural workers' dwellings</li> <li>• sawmills</li> <li>• stock and sale yards</li> <li>• storage units</li> <li>• tourist resorts</li> <li>• transport terminals (other than airline terminals or bus stations)</li> <li>• utility installations being gas holders or generating works</li> </ul>
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<b>B4 Mixed Use</b>	<b>Zone</b>	<b>3(a) Sub-Regional Business</b>	<b>3(b) General Business</b>
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide a mixture of compatible land uses.</li> <li>• To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise</li> </ul>	<p><b>Objectives</b></p>	<p><b>Primary objective</b></p> <ul style="list-style-type: none"> <li>• to encourage the development and rejuvenation of the Tweed Heads core business area as a sub-regional centre primarily for</li> </ul>	<p><b>Primary objectives</b></p> <ul style="list-style-type: none"> <li>• to provide business centres in which the community's shopping, business, welfare and social needs can be met.</li> </ul>

<p>public transport patronage and encourage walking and cycling.</p>		<p>tourist, cultural, retail and commercially orientated development, including a choice of accommodation.</p> <p><b>Secondary objective</b></p> <ul style="list-style-type: none"> <li>to encourage upper floor residential and tourist accommodation.</li> </ul>	<ul style="list-style-type: none"> <li>to provide business locations within residential areas, and to ensure that the scale and type of development is compatible with the character and amenity of the surrounding residential areas.</li> </ul> <p><b>Secondary objectives</b></p> <ul style="list-style-type: none"> <li>to provide for tourist orientated development.</li> <li>to encourage upper floor residential or tourist accommodation.</li> </ul>
<p><b>2</b></p> <ul style="list-style-type: none"> <li>Environmental facilities</li> <li>Environmental protection works</li> <li>Home occupations</li> <li>Roads</li> </ul>	<p><b>Permitted without consent</b></p>	<p><b>1</b></p> <ul style="list-style-type: none"> <li>Environmental facilities</li> </ul>	<p><b>1</b></p> <ul style="list-style-type: none"> <li>Environmental facilities</li> </ul>
<p><b>3</b></p> <ul style="list-style-type: none"> <li>Boarding houses;</li> <li>Business premises;</li> <li>Child care centres;</li> <li>Community facilities;</li> <li>Educational establishments;</li> <li>Entertainment facilities;</li> <li>Function centres;</li> <li>Home Industry;</li> <li>Hostels;</li> <li>Hotel or motel accommodation;</li> <li>Information and education facilities;</li> <li>Office premises;</li> <li>Passenger transport facilities;</li> <li>Recreation facilities (indoor);</li> <li>Registered clubs;</li> <li>Retail premises;</li> <li>Seniors housing;</li> <li>Shop top housing;</li> <li>Any other development not specified in item 2 or 4</li> </ul>	<p><b>Permitted with consent</b></p>	<p><b>2</b></p> <ul style="list-style-type: none"> <li>Bed and breakfast</li> <li>Boarding-houses if not at street level (other than the entry and the like)</li> <li>Places of public worship</li> <li>Tourist accommodation if not at street level (other than the foyer, non-residential facilities and the like)</li> <li>Any other buildings, works, places or land uses not included in Item 1, 3 or 4</li> </ul>	<p><b>2</b></p> <ul style="list-style-type: none"> <li>bed and breakfast</li> <li>boarding-houses if not at street level (other than the entry and the like)</li> <li>housing for older people or people with disabilities if not at street level (other than the entry and the like)</li> <li>tourist accommodation if not at street level (other than the entry and the like)</li> <li>any other buildings, works, places or land uses not included in Item 1, 3 or 4</li> </ul>

	<p><b>Item 3 allowed only with consent and must satisfy the provisions of clause 8</b></p>	<p><b>3</b></p> <ul style="list-style-type: none"> <li>• emergency service facilities</li> <li>• helipads</li> <li>• heliports</li> <li>• housing for older people or people with disabilities</li> </ul>	<p><b>3</b></p> <ul style="list-style-type: none"> <li>• boat repair and servicing facilities</li> <li>• bulk stores</li> <li>• bulky goods retailing</li> <li>• car repair stations</li> <li>• educational establishments</li> <li>• helipads</li> <li>• hospitals</li> <li>• warehouses</li> </ul>
<p><b>4</b></p> <ul style="list-style-type: none"> <li>• Agriculture;</li> <li>• Air transport facilities;</li> <li>• Brothels;</li> <li>• Bulky goods premises;</li> <li>• Caravan parks;</li> <li>• Cemeteries;</li> <li>• Charter and tourism boating facilities;</li> <li>• Correctional centres;</li> <li>• Crematoriums;</li> <li>• Depot;</li> <li>• Exhibition homes;</li> <li>• Exhibition villages;</li> <li>• Farm Buildings;</li> <li>• Farm stay accommodation;</li> <li>• Forestry;</li> <li>• Freight transport facilities;</li> <li>• Highway service centres;</li> <li>• Home occupation (sex services);</li> <li>• Industrial retail outlets;</li> <li>• Industries;</li> <li>• Landscape and garden supplies;</li> <li>• Marinas;</li> <li>• Mooring;</li> <li>• Mortuaries;</li> <li>• Port facilities;</li> <li>• Recreation facilities (major);</li> <li>• Recreation facilities (outdoor);</li> <li>• Residential Accommodation;</li> </ul>	<p><b>Prohibited</b></p>	<p><b>4</b></p> <ul style="list-style-type: none"> <li>• abattoirs</li> <li>• agriculture</li> <li>• animal establishments</li> <li>• boat repair and servicing facilities</li> <li>• boat showrooms</li> <li>• brothels</li> <li>• bulk stores</li> <li>• bulky goods retailing</li> <li>• camping grounds</li> <li>• car repair stations</li> <li>• caravan parks</li> <li>• depots</li> <li>• display homes (other than those erected at first floor level or above)</li> <li>• dwelling houses</li> <li>• extractive industries</li> <li>• forestry</li> <li>• generating works</li> <li>• hospitals</li> <li>• industries</li> <li>• institutions</li> <li>• integrated housing</li> <li>• junkyards</li> <li>• liquid fuel depots</li> <li>• manufactured home estates</li> <li>• mines</li> <li>• motor showrooms</li> </ul>	<p><b>4</b></p> <ul style="list-style-type: none"> <li>• abattoirs</li> <li>• agriculture</li> <li>• animal establishments</li> <li>• brothels</li> <li>• camping grounds</li> <li>• caravan parks</li> <li>• depots</li> <li>• display homes (other than those erected at first floor level or above)</li> <li>• dwelling houses</li> <li>• extractive industries</li> <li>• forestry</li> <li>• generating works</li> <li>• heliports</li> <li>• industries (other than home industries or light industries)</li> <li>• institutions</li> <li>• integrated housing</li> <li>• junkyards</li> <li>• liquid fuel depots</li> <li>• manufactured home estates</li> <li>• mines</li> <li>• multi-dwelling housing (unless it is development that is subject to Clause 51B)</li> <li>• offensive or hazardous industries</li> </ul>

<ul style="list-style-type: none"> <li>• Restricted premises;</li> <li>• Rural industries;</li> <li>• Rural supplies;</li> <li>• Service stations;</li> <li>• Sex services premises;</li> <li>• Storage premises;</li> <li>• Timber and building supplies;</li> <li>• Transport depots;</li> <li>• Water recreation structures;</li> <li>• Wholesale supplies</li> </ul>		<ul style="list-style-type: none"> <li>• multi-dwelling housing (unless it is development that is subject to Clause 51B)</li> <li>• offensive or hazardous industries</li> <li>• professional consulting rooms</li> <li>• recreation areas</li> <li>• recreation establishments</li> <li>• recreation vehicle areas</li> <li>• restricted premises</li> <li>• retail plant nurseries</li> <li>• roadside stalls</li> <li>• rural industries</li> <li>• rural tourist facilities</li> <li>• rural workers' dwellings</li> <li>• sawmills</li> <li>• service stations</li> <li>• stock and sale yards</li> <li>• storage units</li> <li>• tourist resorts</li> <li>• transport terminals (other than airline terminals or bus stations)</li> <li>• utility installations being gas holders or generating works</li> <li>• warehouses</li> </ul>	<ul style="list-style-type: none"> <li>• professional consulting rooms</li> <li>• recreation areas</li> <li>• recreation establishments</li> <li>• recreation vehicle areas</li> <li>• restricted premises</li> <li>• roadside stalls</li> <li>• rural industries</li> <li>• rural tourist facilities</li> <li>• rural workers' dwellings</li> <li>• sawmills</li> <li>• stock and sale yards</li> <li>• storage units</li> <li>• tourist resorts</li> <li>• transport terminals (other than airline terminals or bus stations)</li> <li>• utility installations being gas holders or generating works</li> </ul>
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<b>B5 Business Development</b>	<b>Zone</b>	<b>3(c) Commerce and Trade</b>
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To enable a mix of business and warehouse uses, and specialised retail uses that require a large floor area, in locations that are close to, and that support the viability of, centres.</li> <li>• To provide for retailing activities that are not suited to, or desirable in, the other business zones or that serve the needs of the other businesses in the zone.</li> <li>• To allow for other compatible development.</li> </ul>	<p><b>Objectives</b></p>	<p><b>Primary objective</b></p> <ul style="list-style-type: none"> <li>• to provide for commercial, bulky goods retailing, light industrial and trade activities which do not jeopardise the viability or function of the sub-regional or business centres.</li> </ul> <p><b>Secondary objectives</b></p> <ul style="list-style-type: none"> <li>• to provide for those retailing activities which are not suited to, or desirable in, the other business zones or which serve the needs of the other businesses in the zone.</li> <li>• to allow for other development that is compatible with the primary function of the zone.</li> </ul>
<p><b>2</b></p>	<p><b>Permitted</b></p>	<p><b>1</b></p>

<ul style="list-style-type: none"> <li>• Environmental facilities</li> <li>• Environmental protection works</li> <li>• Roads</li> </ul>	<b>without consent</b>	<ul style="list-style-type: none"> <li>• Environmental facilities</li> </ul>
<b>3</b> <ul style="list-style-type: none"> <li>• Child care centres;</li> <li>• Light Industries;</li> <li>• Medical Centres;</li> <li>• Passenger transport facilities;</li> <li>• Self Storage Facilities;</li> <li>• Take-Away Food and Drink Premises;</li> <li>• Warehouse or distribution centres;</li> <li>• Any other development not specified in item 2 or 4</li> </ul>	<b>Permitted with consent</b>	<b>2</b> <ul style="list-style-type: none"> <li>• Bed and breakfast</li> <li>• Any other buildings, works, places or land uses not included in Item 1, 3 or 4.</li> </ul>
Nil	<b>Item 3 allowed only with consent and must satisfy the provisions of clause 8</b>	<b>3</b> <ul style="list-style-type: none"> <li>• educational establishments</li> <li>• helipads</li> <li>• heliports</li> <li>• institutions</li> <li>• junkyards</li> <li>• liquid fuel depots</li> <li>• places of assembly</li> <li>• places of public worship</li> <li>• shops (other than general stores)</li> </ul>
<b>4</b> <ul style="list-style-type: none"> <li>• Agriculture;</li> <li>• Air transport facilities;</li> <li>• Amusement centres;</li> <li>• Brothels;</li> <li>• Caravan Parks;</li> <li>• Cemeteries;</li> <li>• Charter and tourism boating facilities;</li> <li>• Community facilities;</li> <li>• Correctional centres;</li> <li>• Crematorium;</li> <li>• Educational establishments;</li> <li>• Entertainment facilities;</li> <li>• Home industries;</li> <li>• Home occupations;</li> <li>• Home occupation (sex services);</li> <li>• Industries;</li> <li>• Information and education facilities;</li> <li>• Marinas;</li> <li>• Markets;</li> <li>• Moorings;</li> <li>• Movable Dwellings;</li> <li>• Port facilities;</li> <li>• Recreation facilities (major);</li> </ul>	<b>Prohibited</b>	<b>4</b> <ul style="list-style-type: none"> <li>• abattoirs</li> <li>• agriculture</li> <li>• animal establishments</li> <li>• boarding-houses</li> <li>• brothels</li> <li>• camping grounds</li> <li>• caravan parks</li> <li>• display homes</li> <li>• dwelling houses (unless for caretakers)</li> <li>• extractive industries</li> <li>• forestry</li> <li>• generating works</li> <li>• home businesses</li> </ul>

<ul style="list-style-type: none"> <li>• Exhibition homes;</li> <li>• Exhibition villages;</li> <li>• Farm Buildings;</li> <li>• Food and drink premises;</li> <li>• Forestry;</li> <li>• Freight transport facilities;</li> <li>• Function centres;</li> <li>• Health services facilities;</li> <li>• Highway service centres;</li> <li>• Home-based child care;</li> <li>• Home businesses;</li> </ul>	<ul style="list-style-type: none"> <li>• Recreation facilities (outdoor);</li> <li>• Residential accommodation;</li> <li>• Restricted premises;</li> <li>• Roadside stalls;</li> <li>• Rural industries;</li> <li>• Rural supplies;</li> <li>• Sex services premises;</li> <li>• Storage premises;</li> <li>• Tourist and visitor accommodation;</li> <li>• Water recreation structures;</li> <li>• Wholesale supplies</li> </ul>		<ul style="list-style-type: none"> <li>• housing for older people or people with disabilities</li> <li>• industries (other than light industries)</li> <li>• integrated housing</li> <li>• manufactured home estates</li> <li>• markets</li> <li>• mines</li> <li>• motels</li> <li>• multi-dwelling housing</li> <li>• offensive or hazardous industries</li> <li>• professional consulting rooms</li> <li>• recreation areas</li> <li>• recreation establishments</li> <li>• recreation vehicle areas</li> <li>• restricted premises</li> <li>• roadside stalls</li> <li>• rural industries</li> <li>• rural tourist facilities</li> <li>• rural workers' dwellings</li> <li>• sawmills</li> <li>• stock and sale yards</li> <li>• tourist accommodation</li> <li>• tourist resorts</li> <li>• transport terminals (other than airline terminals, bus depots or bus stations)</li> <li>• utility installations being gas holders or generating works</li> </ul>
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	<b>Zone</b>	<b>3(d) Waterfront Enterprise</b>
<p>The standard LEP template does not provide a zone directly compatible with the 3(d) zone currently contained within the Tweed LEP 2000. As such, land currently zoned 3(d) has been zoned appropriately in relation to the existing development on each lot.</p>	<b>Objectives</b>	<p><b>Primary objective</b></p> <ul style="list-style-type: none"> <li>• to encourage development related to waterfront and marine activities, recreation or tourism.</li> </ul> <p><b>Secondary objective</b></p> <ul style="list-style-type: none"> <li>• to allow for residential development in association with waterfront, tourist or recreational uses.</li> <li>• To allow for other development that is compatible with the primary function of the zone.</li> </ul>
	<b>Permitted without consent</b>	<p><b>1</b></p> <ul style="list-style-type: none"> <li>• Environmental facility</li> </ul>

	<b>Permitted with consent</b>	<p><b>2</b></p> <ul style="list-style-type: none"> <li>• Bed and breakfast</li> <li>• Any other buildings, works, places or land uses not included in Item 1, 3 or 4</li> </ul>
	<b>Item 3 allowed only with consent and must satisfy the provisions of clause 8</b>	<p><b>3</b></p> <ul style="list-style-type: none"> <li>• Bulky goods retailing</li> <li>• Educational establishment</li> <li>• Place of public worship</li> </ul>
	<b>Prohibited</b>	<p><b>4</b></p> <ul style="list-style-type: none"> <li>• Abattoirs</li> <li>• Agriculture</li> <li>• Animal establishments</li> <li>• Brothels</li> <li>• Camping grounds</li> <li>• Caravan Parks</li> <li>• Extractive industries</li> <li>• Forestry</li> <li>• Generating works</li> <li>• Heliports</li> <li>• Hospitals</li> <li>• Housing for older people or people with disabilities</li> <li>• Industries (other than home industries or those directly associated with waterfront or tourism uses)</li> <li>• Institutions</li> <li>• Integrated housing</li> <li>• Junkyards</li> <li>• Liquid fuel depots</li> <li>• Manufactured home estates</li> <li>• Mines</li> <li>• Motor showrooms</li> <li>• Multi-dwelling housing (unless located above non-residential ground floor level development)</li> <li>• Offensive or hazardous industries</li> <li>• Recreation vehicle areas</li> <li>• Restricted premises</li> <li>• Retail plant nurseries</li> <li>• Roadside stalls</li> <li>• Rural industries</li> <li>• Rural tourist facilities</li> <li>• Rural worker's dwellings</li> <li>• Sawmills</li> <li>• Stock and sale yards</li> <li>• Storage units</li> <li>• Tourist accommodation (other than that attached to activities permitted within the zone)</li> <li>• Tourist resorts (other than those related to water-based activities)</li> <li>• Transport terminals (other than bus depots or bus stations)</li> <li>• Utility installations being gas holders or generating works</li> <li>• Warehouses</li> </ul>

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IN1 General Industrial	Zone	4(a) Industrial
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide a wide range of industrial and warehouse land uses.</li> <li>• To encourage employment opportunities.</li> <li>• To minimise any adverse effect of industry on other land uses.</li> </ul>	<p><b>Objectives</b></p>	<p><b>Primary objectives</b></p> <ul style="list-style-type: none"> <li>• to provide land primarily for industrial development.</li> <li>• to facilitate economic activity and employment generation.</li> </ul> <p><b>Secondary objective</b></p> <ul style="list-style-type: none"> <li>• to allow non-industrial development which either provides a direct service to industrial activities and their work force, or which, due to its type, nature or scale, is inappropriate to be located in another zone.</li> </ul>
<p><b>2</b></p> <ul style="list-style-type: none"> <li>• Environmental facilities</li> <li>• Environmental protection works</li> <li>• Roads</li> </ul>	<p><b>Permitted without consent</b></p>	<p><b>1</b></p> <ul style="list-style-type: none"> <li>• Environmental facilities</li> </ul>
<p><b>3</b></p> <ul style="list-style-type: none"> <li>• Depots;</li> <li>• Freight transport facilities;</li> <li>• Industries;</li> <li>• Kiosks;</li> <li>• Light industries;</li> <li>• Neighbourhood shops;</li> <li>• Storage Premises;</li> <li>• Take-away Food and Drink Premises;</li> <li>• Warehouse or distribution centres;</li> <li>• Any other development not specified in item 2 or 4</li> </ul>	<p><b>Permitted with consent</b></p>	<p><b>2</b></p> <ul style="list-style-type: none"> <li>• Bed and breakfast</li> <li>• Any other buildings, works, places or land uses not included in Item 1, 3 or 4</li> </ul>
<p>Nil</p>	<p><b>Item 3 allowed only with consent and must satisfy the provisions of clause 8</b></p>	<p><b>3</b></p> <ul style="list-style-type: none"> <li>• animal establishments</li> <li>• bulky goods retailing</li> <li>• helipads</li> <li>• heliports</li> <li>• hospitals</li> <li>• hotels</li> <li>• markets</li> <li>• motor showrooms</li> <li>• offensive or hazardous industries</li> </ul>

		<ul style="list-style-type: none"> <li>• places of assembly</li> <li>• places of public worship</li> <li>• refreshment rooms</li> <li>• retail plant nurseries</li> </ul>
<p><b>4</b></p> <ul style="list-style-type: none"> <li>• Agriculture;</li> <li>• Bulky Goods Premises;</li> <li>• Business premises;</li> <li>• Caravan parks;</li> <li>• Cemeteries;</li> <li>• Charter and tourism boating facilities;</li> <li>• Community facilities;</li> <li>• Correctional centres;</li> <li>• Educational establishments;</li> <li>• Entertainment facilities;</li> <li>• Exhibition homes;</li> <li>• Exhibition villages;</li> <li>• Farm Buildings;</li> <li>• Forestry;</li> <li>• Health services facilities;</li> <li>• Highway service centres;</li> <li>• Home-based child care;</li> <li>• Home businesses;</li> <li>• Home industries;</li> <li>• Home occupations;</li> <li>• Home occupation (sex services);</li> <li>• Marinas;</li> <li>• Moorings;</li> <li>• Movable Dwelling;</li> <li>• Office premises;</li> <li>• Passenger transport facilities;</li> <li>• Port facilities;</li> <li>• Recreation areas;</li> <li>• Recreation facilities (major);</li> <li>• Recreation facilities (outdoor);</li> <li>• Residential Accommodation;</li> <li>• Restricted premises;</li> <li>• Retail premises;</li> <li>• Rural Industries;</li> <li>• Rural supplies;</li> <li>• Self Storage Units;</li> <li>• Tourist and visitor accommodation;</li> <li>• Water recreation structures</li> </ul>	<b>Prohibited</b>	<p><b>4</b></p> <ul style="list-style-type: none"> <li>• abattoirs</li> <li>• agriculture</li> <li>• airline terminals</li> <li>• boarding-houses</li> <li>• boat showrooms</li> <li>• camping grounds</li> <li>• caravan parks</li> <li>• commercial premises</li> <li>• dwelling houses (unless for caretakers)</li> <li>• educational establishments</li> <li>• forestry</li> <li>• housing for older people or people with disabilities</li> <li>• institutions</li> <li>• integrated housing</li> <li>• manufactured home estates</li> <li>• mines</li> <li>• motels</li> <li>• multi-dwelling housing</li> <li>• outdoor eating areas</li> <li>• professional consulting rooms</li> <li>• recreation establishments</li> <li>• recreation vehicle areas</li> <li>• respite care centres</li> <li>• restricted premises</li> <li>• roadside stalls</li> <li>• rural industries</li> <li>• rural tourist facilities</li> <li>• rural workers' dwellings</li> <li>• shops (other than general stores, takeaway food shops serving the industrial area or shops ancillary or incidental to a lawful use of the land)</li> <li>• tourist accommodation</li> <li>• tourist facilities</li> <li>• tourist resorts</li> </ul>

<b>IN4 Working Waterfront</b>	<b>Zone</b>	
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To retain and encourage waterfront industrial and maritime activities.</li> <li>• To identify sites for maritime purposes and for activities that require direct waterfront access.</li> <li>• To ensure that development does not have an adverse impact</li> </ul>	<b>Objectives</b>	<p>The Tweed LEP 2000 does not provide a zone directly compatible with the IN4 zone contained within the Standard LEP Template.</p>

<p>on the environmental and visual qualities of the foreshore.</p> <ul style="list-style-type: none"> <li>• To encourage employment opportunities.</li> <li>• To minimise any adverse effect of development on land uses in other zones.</li> </ul>		
<p><b>2</b></p> <ul style="list-style-type: none"> <li>• Environmental facilities</li> <li>• Environmental protection works</li> <li>• Roads</li> </ul>	<p><b>Permitted without consent</b></p>	
<p><b>3</b></p> <ul style="list-style-type: none"> <li>• Boat launching ramps;</li> <li>• Boat repair facilities;</li> <li>• Educational Establishment</li> <li>• Jetties;</li> <li>• Kiosks;</li> <li>• Light industries;</li> <li>• Liquid fuel depots;</li> <li>• Markets;</li> <li>• Restaurants;</li> <li>• Take-Away Food and Drink Premises;</li> <li>• Any other development not specified in item 2 or 4</li> </ul>	<p><b>Permitted with consent</b></p>	
<p><b>4</b></p> <ul style="list-style-type: none"> <li>• Agriculture;</li> <li>• Air transport facilities;</li> <li>• Brothels;</li> <li>• Bulky Goods Premises;</li> <li>• Business premises;</li> <li>• Caravan Parks;</li> <li>• Cemeteries;</li> <li>• Correctional centres;</li> <li>• Crematoriums;</li> <li>• Entertainment facilities;</li> <li>• Exhibition homes;</li> <li>• Exhibition villages;</li> <li>• Farm Buildings;</li> <li>• Forestry;</li> <li>• Freight transport facilities;</li> <li>• Industries;</li> <li>• Information and education facilities;</li> <li>• Mortuaries;</li> <li>• Office premises;</li> <li>• Places of public worship;</li> <li>• Recreation areas;</li> <li>• Recreation facilities (indoor);</li> <li>• Recreation facilities (major);</li> <li>• Recreation facilities (outdoor);</li> <li>• Residential accommodation;</li> <li>• Restricted premises;</li> <li>• Retail premises;</li> <li>• Rural industries;</li> <li>• Schools;</li> </ul>	<p><b>Prohibited</b></p>	

<ul style="list-style-type: none"> <li>• Funeral homes;</li> <li>• Health services facilities;</li> <li>• Highway service centres;</li> <li>• Home-based child care;</li> <li>• Home businesses;</li> <li>• Home occupations;</li> <li>• Home occupation (sex services);</li> </ul>	<ul style="list-style-type: none"> <li>• Service stations;</li> <li>• Sex services premises;</li> <li>• Storage premises;</li> <li>• Tourist and visitor accommodation;</li> <li>• Transport depots;</li> <li>• Vehicle repair stations;</li> <li>• Water recreation structures</li> </ul>		
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<b>SP1 Special Activities</b>	<b>Zone</b>	
<b>1 Objectives of zone</b> <ul style="list-style-type: none"> <li>• To provide for special land uses that are not provided for in other zones.</li> <li>• To provide for sites with special natural characteristics that are not provided for in other zones.</li> <li>• To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.</li> </ul>	<b>Objectives</b>	The Tweed LEP 2000 does not provide a zone directly compatible with the SP1 zone contained within the Standard LEP Template.
<b>2</b> <ul style="list-style-type: none"> <li>• Environmental facilities</li> <li>• Environmental protection works</li> </ul>	<b>Permitted without consent</b>	
<b>3</b> The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.	<b>Permitted with consent</b>	
<b>4</b> <ul style="list-style-type: none"> <li>• Any development not specified in item 2 or 3</li> </ul>	<b>Prohibited</b>	

<b>SP2 Infrastructure</b>	<b>Zone</b>	
<b>1 Objectives of zone</b> <ul style="list-style-type: none"> <li>• To provide for infrastructure and related uses.</li> <li>• To prevent development that is not compatible with or that may detract from the provision of infrastructure.</li> </ul>	<b>Objectives</b>	The Tweed LEP 2000 does not provide a zone directly compatible with the SP2 zone contained within the Standard LEP Template.

<p><b>2</b></p> <ul style="list-style-type: none"> <li>• Environmental facilities</li> <li>• Environmental protection works</li> <li>• Roads</li> </ul>	<p><b>Permitted without consent</b></p>	
<p><b>3</b></p> <ul style="list-style-type: none"> <li>• The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.</li> </ul>	<p><b>Permitted with consent</b></p>	
<p><b>4</b></p> <ul style="list-style-type: none"> <li>• Any development not specified in item 2 or 3</li> </ul>	<p><b>Prohibited</b></p>	

<p><b>SP3 Tourist</b></p>	<p><b>Zone</b></p>	<p><b>2(f) Tourism</b></p>
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To provide for a variety of tourist-oriented development and related uses</li> </ul>	<p><b>Objectives</b></p>	<p><b>Primary objectives</b></p> <ul style="list-style-type: none"> <li>• to encourage integrated tourist development and uses associated with, ancillary to or supportive of the tourist development, including retailing and service facilities, where such facilities are an integral part of the tourist development and are of a scale appropriate to the needs of that development.</li> <li>• to ensure that prime sites are developed for the best use and fulfil their economic and employment generating potential for the area.</li> </ul> <p><b>Secondary objective</b></p> <ul style="list-style-type: none"> <li>• to permit high quality residential development as being integral and supportive of the primary intent of this zone (tourist orientated development) in terms of design and management structure and only at a scale which enhances the proposed tourist resort character.</li> </ul>
<p><b>2</b></p> <ul style="list-style-type: none"> <li>• Environmental facilities</li> <li>• Environmental protection works</li> <li>• Roads</li> </ul>	<p><b>Permitted without consent</b></p>	<p><b>1</b></p> <ul style="list-style-type: none"> <li>• Environmental facilities</li> </ul>
<p><b>3</b></p> <ul style="list-style-type: none"> <li>• Boat sheds;</li> <li>• Car parks;</li> <li>• Caravan parks;</li> <li>• Recreation areas;</li> <li>• Recreation facilities (indoor);</li> <li>• Recreation facilities (outdoor);</li> </ul>	<p><b>Permitted with consent</b></p>	<p><b>2</b></p> <ul style="list-style-type: none"> <li>• Bed and breakfast</li> <li>• Dwelling house if for a caretaker</li> <li>• Any other buildings, works, places or land uses not included in</li> </ul>

<ul style="list-style-type: none"> <li>• Charter and tourism boating facilities;</li> <li>• Community facilities;</li> <li>• Electricity generating works;</li> <li>• Entertainment facilities;</li> <li>• Food and drink premises;</li> <li>• Function centres;</li> <li>• Helipads;</li> <li>• Heliports;</li> <li>• Information and education facilities;</li> <li>• Marinas;</li> <li>• Passenger transport facilities;</li> <li>• Registered clubs;</li> <li>• Research Station;</li> <li>• Retail premises;</li> <li>• Sewerage Systems;</li> <li>• Tourist and visitor accommodation;</li> <li>• Waste or Resource Management Facilities;</li> <li>• Water recreation structures;</li> <li>• Water Supply Systems.</li> </ul>		<p style="text-align: center;">Item 1, 3 or 4.</p>
<p style="text-align: center;">Nil</p>	<p style="text-align: center;"><b>Item 3 allowed only with consent and must satisfy the provisions of clause 8</b></p>	<p style="text-align: center;"><b>3</b></p> <ul style="list-style-type: none"> <li>• boat repair and servicing facilities</li> <li>• boat showrooms</li> <li>• bulk stores</li> <li>• bus depots</li> <li>• car repair stations</li> <li>• helipads</li> <li>• heliports</li> <li>• liquid fuel depots</li> </ul>
<p style="text-align: center;"><b>4</b></p> <ul style="list-style-type: none"> <li>• Any development not specified in item 2 or 3</li> </ul>	<p style="text-align: center;"><b>Prohibited</b></p>	<p style="text-align: center;"><b>4</b></p> <ul style="list-style-type: none"> <li>• abattoirs</li> <li>• agriculture</li> <li>• animal establishments</li> <li>• brothels</li> <li>• bulky goods retailing</li> <li>• dwelling houses (unless for caretakers)</li> <li>• extractive industries</li> <li>• forestry</li> <li>• home industries</li> <li>• industries (other than light industries)</li> <li>• institutions</li> <li>• junkyards</li> <li>• mines</li> <li>• motor showrooms</li> <li>• offensive or hazardous industries</li> <li>• recreation establishments</li> <li>• recreation vehicle areas</li> <li>• restricted premises</li> <li>• retail plant nurseries</li> <li>• roadside stalls</li> <li>• rural industries</li> <li>• rural tourist facilities</li> <li>• rural workers' dwellings</li> <li>• sawmills</li> <li>• stock and sale yards</li> <li>• transport terminals (other than bus depots or bus stations)</li> <li>• warehouses</li> </ul>

	<b>Zone</b>	<b>2 (e) Residential Tourist</b>
The standard LEP template does not provide a zone directly compatible with the 2(e) zone currently contained within the Tweed LEP 2000. As such, land currently zoned 2(e) has been zoned appropriately in relation to the existing development on each lot.	<b>Objectives</b>	<p><b>Primary objective</b></p> <ul style="list-style-type: none"> <li>to encourage the provision of family-oriented tourist accommodation and related facilities and services in association with residential development including a variety of forms of low and medium density housing and associated tourist facilities such as hotels, motels, refreshment rooms, holiday cabins, camping grounds, caravan parks and compatible commercial services which will provide short-term accommodation and day tourist facilities.</li> </ul> <p><b>Secondary objective</b></p> <ul style="list-style-type: none"> <li>to permit other development which has an association with a residential/tourist environment and is unlikely to adversely affect the residential amenity or place demands on services beyond the level reasonably required for residential use.</li> </ul>
	<b>Permitted without consent</b>	<p><b>1</b></p> <ul style="list-style-type: none"> <li>Environmental facilities</li> </ul>
	<b>Permitted with consent</b>	<p><b>2</b></p> <ul style="list-style-type: none"> <li>Bed and breakfast</li> <li>Any other buildings, works, places or land uses not included in Item 1, 3 or 4</li> </ul>
	<b>Item 3 allowed only with consent and must satisfy the provisions of clause 8</b>	<p><b>3</b></p> <ul style="list-style-type: none"> <li>Boat repair and servicing facility</li> <li>Bulk store</li> <li>Bus depot</li> <li>Car repair station</li> <li>Helipad</li> <li>Heliport</li> <li>Light industry</li> <li>Recreation establishment</li> </ul>
	<b>Prohibited</b>	<p><b>4</b></p> <ul style="list-style-type: none"> <li>Abattoir</li> <li>Agriculture</li> <li>Airline terminal</li> <li>Mines</li> <li>Motor showrooms</li> <li>Offensive or hazardous</li> </ul>

		<ul style="list-style-type: none"> <li>• Animal establishment industries</li> <li>• Boat showroom</li> <li>• Brothel</li> <li>• Bulky goods retailing</li> <li>• Depot</li> <li>• Dwelling houses if each is on an allotment of less than 450m<sup>2</sup></li> <li>• Extractive industry</li> <li>• Forestry</li> <li>• Industries (other than home industries or light industries)</li> <li>• Institutions</li> <li>• Junkyards</li> <li>• Liquid fuel depots</li> </ul>	<ul style="list-style-type: none"> <li>• Recreation vehicle areas</li> <li>• Restricted premises</li> <li>• Roadside stalls</li> <li>• Road transport terminal</li> <li>• Rural industries</li> <li>• Rural tourist facilities</li> <li>• Rural worker's dwellings</li> <li>• Sawmills</li> <li>• Stock and sale yards</li> <li>• Transport terminals (other than bus depots or bus stations)</li> <li>• Utility installation Warehouses</li> </ul>
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	Zone	3 (e) Special Tourist (Jack Evans Boatharbour)
The standard LEP template does not provide a zone directly compatible with the 3(e) zone currently contained within the Tweed LEP 2000. As such, land currently zoned 3(e) has been zoned appropriately in relation to the existing development on each lot.	<b>Objectives</b>	<b>Primary objective</b> <ul style="list-style-type: none"> <li>• to provide for tourist orientated commercial, retail, service, residential and waterfront facilities and activities and public buildings which support and are an integral part of the renewal of certain areas in the vicinity of the Jack Evans Boatharbour, but only at a scale which enhances the character of the locality.</li> <li>• to provide opportunities for public access to all waterfront areas and public landscaped areas within the zone.</li> </ul>
	<b>Permitted without consent</b>	<b>1</b> <ul style="list-style-type: none"> <li>• Nil</li> </ul>
	<b>Permitted with consent</b>	<b>2</b> <ul style="list-style-type: none"> <li>• bed and breakfast</li> <li>• any other buildings, works, places or land uses not included in Item 1, 3 or 4</li> </ul>
	<b>Item 3 allowed only with consent</b>	<b>3</b> <ul style="list-style-type: none"> <li>• Nil</li> </ul>

	<p><b>and must satisfy the provisions of clause 8</b></p>	
	<p><b>Prohibited</b></p>	<p><b>4</b></p> <ul style="list-style-type: none"> <li>• abattoirs</li> <li>• agriculture</li> <li>• animal establishments</li> <li>• brothels</li> <li>• bulk stores</li> <li>• bus depots</li> <li>• camping grounds</li> <li>• car repair stations</li> <li>• caravan parks</li> <li>• depots</li> <li>• display homes (other than those erected above street level)</li> <li>• dwelling houses</li> <li>• extractive industries</li> <li>• forestry</li> <li>• generating works</li> <li>• heliports</li> <li>• housing for older people or people with disabilities</li> <li>• industries</li> <li>• institutions</li> <li>• integrated housing</li> <li>• junkyards</li> <li>• light industries</li> <li>• liquid fuel depots</li> <li>• manufactured home estates</li> <li>• mines</li> <li>• multi-dwelling housing (unless located above non-residential ground floor level development)</li> <li>• offensive or hazardous industries</li> <li>• recreation vehicle areas</li> <li>• restricted premises</li> <li>• roadside stalls</li> <li>• rural industries</li> <li>• rural tourist facilities</li> <li>• rural workers' dwellings</li> <li>• sawmills</li> <li>• stock and sale yards</li> <li>• tourist resorts</li> <li>• transport terminals (other than bus stations)</li> <li>• warehouses</li> </ul>

	<b>Zone</b>	<b>5 (a) Special Uses</b>
The standard LEP template does not provide a zone directly compatible with the 5(a) zone currently contained within the Tweed LEP 2000. As such, land currently zoned 5(a) has been zoned appropriately in relation to the existing development on each lot.	<b>Objectives</b>	<p><b>Primary objective</b></p> <ul style="list-style-type: none"> <li>To identify land which is developed or is proposed to be developed, generally by public bodies, for community facilities and services, roads, railways, utilities and similar things</li> </ul> <p><b>Secondary objective</b></p> <ul style="list-style-type: none"> <li>To provide flexibility in the development of the land, particularly if it is not yet or is no longer required for the relevant special use</li> </ul>
	<b>Permitted without consent</b>	<p><b>1</b></p> <ul style="list-style-type: none"> <li>Environmental facilities</li> <li>Railways if on land indicated by red lettering as “Railway” on the zone map</li> <li>Roads (including road widening)</li> <li>Any use authorised by or under the <i>Forestry Act 1916</i> for the purpose of State forests if on land indicated by red lettering as “Forestry” on the zone map</li> </ul>
	<b>Permitted with consent</b>	<p><b>2</b></p> <ul style="list-style-type: none"> <li>Unless it is allowed without consent under Item 1, the particular use indicated by red lettering on the zone map and any development ordinarily incidental or ancillary to that use</li> <li>Any use which is compatible with adjacent uses and with uses allowed (with or without consent) in adjacent zones</li> <li>Public utility undertakings</li> <li>Utility installation</li> </ul>
	<b>Item 3 allowed only with consent and must satisfy the provisions of clause 8</b>	<p><b>3</b></p> <ul style="list-style-type: none"> <li>Nil</li> </ul>
	<b>Prohibited</b>	<p><b>4</b></p> <ul style="list-style-type: none"> <li>any use not included in Item 1, 2 or 3</li> </ul>

RE1 Public Recreation	Zone	6 (a) Open Space
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To enable land to be used for public open space or recreational purposes.</li> <li>• To provide a range of recreational settings and activities and compatible land uses.</li> <li>• To protect and enhance the natural environment for recreational purposes.</li> </ul>	<p><b>Objectives</b></p>	<p><b>Primary objective</b></p> <ul style="list-style-type: none"> <li>• to identify existing public land, and land that is proposed to be acquired for public ownership, to satisfy the open space and recreational needs of local residents and visitors to the area of Tweed and to enable its development to encourage or assist their recreational use and enjoyment of the land.</li> </ul> <p><b>Secondary objective</b></p> <ul style="list-style-type: none"> <li>• to allow other development that is compatible with the recreational use of the land.</li> </ul>
<p><b>2</b></p> <ul style="list-style-type: none"> <li>• Environmental facilities</li> <li>• Environmental protection works</li> <li>• Roads</li> </ul>	<p><b>Permitted without consent</b></p>	<p><b>1</b></p> <ul style="list-style-type: none"> <li>• any use included in Item 2 or 3 which is specifically authorised by a “plan of management” adopted by the Council under <i>the Local Government Act 1993</i> and which applies to the land</li> <li>• beach maintenance</li> <li>• environmental facilities</li> <li>• recreation areas</li> <li>• roads</li> </ul>
<p><b>3</b></p> <ul style="list-style-type: none"> <li>• Boat sheds;</li> <li>• Car parks;</li> <li>• Caravan parks;</li> <li>• Charter and tourism boating facilities;</li> <li>• Community facilities;</li> <li>• Helipads;</li> <li>• Heliports;</li> <li>• Information and education facilities;</li> <li>• Kiosks;</li> <li>• Marinas;</li> <li>• Markets;</li> <li>• Recreation areas;</li> <li>• Recreation facilities (indoor);</li> <li>• Recreation facilities (major);</li> <li>• Recreation facilities(outdoor);</li> <li>• Research Station;</li> <li>• Restaurants;</li> <li>• Sewerage Systems;</li> <li>• Takeaway food and drink premises;</li> <li>• Waste or Resource Management Facilities;</li> </ul>	<p><b>Permitted with consent</b></p>	<p><b>2</b></p> <ul style="list-style-type: none"> <li>• agriculture</li> <li>• boating facilities</li> <li>• bushfire hazard reduction</li> <li>• car parks</li> <li>• community buildings (other than child care centres)</li> <li>• dwelling houses if for caretakers</li> <li>• earthworks</li> <li>• emergency service facilities</li> <li>• forestry</li> <li>• marinas</li> <li>• markets</li> <li>• outdoor eating areas</li> <li>• public buildings</li> <li>• public utility undertakings</li> <li>• recreation facilities</li> <li>• refreshment rooms</li> <li>• tourist facilities</li> <li>• urban stormwater water quality management facilities</li> <li>• utility installations (other than gas holders or generating works)</li> <li>• works for drainage and landfill</li> </ul>

<ul style="list-style-type: none"> <li>• Water recreation structures;</li> <li>• Water Supply Systems.</li> </ul>		
	<p><b>Item 3 allowed only with consent and must satisfy the provisions of clause 8</b></p>	<p><b>3</b></p> <ul style="list-style-type: none"> <li>• camping grounds</li> <li>• caravan parks</li> <li>• child care centres</li> <li>• clubs</li> <li>• cruise craft docks</li> <li>• helipads</li> <li>• places of assembly</li> </ul>
<p><b>4</b></p> <ul style="list-style-type: none"> <li>• Any development not specified in item 2 or 3</li> </ul>	<p><b>Prohibited</b></p>	<p><b>4</b></p> <ul style="list-style-type: none"> <li>• any buildings, works, places or land uses not included in Item 1, 2 or 3</li> </ul>

<b>RE2 Private Recreation</b>	<b>Zone</b>	<b>6 (b) Recreation</b>
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To enable land to be used for private open space or recreational purposes.</li> <li>• To provide a range of recreational settings and activities and compatible land uses.</li> <li>• To protect and enhance the natural environment for recreational purposes.</li> </ul>	<p><b>Objectives</b></p>	<p><b>Primary objective</b></p> <ul style="list-style-type: none"> <li>• to designate land, whether in public or private ownership, which is or may be used primarily for recreational purposes.</li> </ul> <p><b>Secondary objective</b></p> <ul style="list-style-type: none"> <li>• to allow for other development that is compatible with the primary function of the zone</li> </ul>
<p><b>2</b></p> <ul style="list-style-type: none"> <li>• Environmental facilities</li> <li>• Environmental protection works</li> <li>• Roads</li> </ul>	<p><b>Permitted without consent</b></p>	<p><b>1</b></p> <ul style="list-style-type: none"> <li>• beach maintenance</li> </ul>
<p><b>3</b></p> <ul style="list-style-type: none"> <li>• Boat sheds;</li> <li>• Car parks;</li> <li>• Caravan parks;</li> <li>• Charter and tourism boating facilities;</li> <li>• Child care centres;</li> <li>• Community facilities;</li> <li>• Electricity generating works;</li> <li>• Marinas;</li> <li>• Markets;</li> <li>• Public administration buildings;</li> <li>• Recreation areas;</li> <li>• Recreation facilities (indoor);</li> <li>• Recreation facilities (major);</li> <li>• Recreation facilities (outdoor);</li> </ul>	<p><b>Permitted with consent</b></p>	<p><b>2</b></p> <ul style="list-style-type: none"> <li>• agriculture</li> <li>• bed and breakfast</li> <li>• boating facilities</li> <li>• bushfire hazard reduction</li> <li>• camping grounds</li> <li>• car parks</li> <li>• child care centres</li> <li>• clubs</li> <li>• outdoor eating areas</li> <li>• places of assembly</li> <li>• public buildings</li> <li>• public utility undertakings</li> <li>• recreation areas</li> <li>• recreation establishments</li> <li>• recreation facilities</li> <li>• refreshment rooms</li> </ul>

<ul style="list-style-type: none"> <li>• Emergency Services Facility;</li> <li>• Entertainment facilities;</li> <li>• Flood mitigation works;</li> <li>• Food and drink premises;</li> <li>• Function centres;</li> <li>• Helipads;</li> <li>• Heliports;</li> <li>• Information and education facilities;</li> <li>• Kiosks;</li> <li>• Registered clubs;</li> <li>• Research Station;</li> <li>• Sewerage Systems;</li> <li>• Tourist and visitor accommodation;</li> <li>• Waste or Resource Management Facilities;</li> <li>• Water recreation structures;</li> <li>• Water Supply Systems.</li> </ul>		<ul style="list-style-type: none"> <li>• community buildings</li> <li>• cruise craft docks</li> <li>• dwelling houses if for caretakers</li> <li>• earthworks</li> <li>• emergency service facilities</li> <li>• environmental facilities</li> <li>• forestry</li> <li>• general stores</li> <li>• hotels</li> <li>• marinas</li> <li>• markets</li> <li>• motels</li> <li>• roads</li> <li>• tourist accommodation</li> <li>• tourist facilities</li> <li>• urban stormwater water quality management facilities</li> <li>• utility installations (other than gas holders or generating works)</li> <li>• works for drainage and landfill</li> </ul>
Nil	<p style="text-align: center;"><b>Item 3 allowed only with consent and must satisfy the provisions of clause 8 (LEP 2000)</b></p>	<p style="text-align: center;"><b>3</b></p> <ul style="list-style-type: none"> <li>• caravan parks</li> <li>• educational establishments</li> <li>• helipads</li> <li>• heliports</li> <li>• retail plant nurseries</li> <li>• tourist resorts</li> </ul>
<p style="text-align: center;"><b>4</b></p> <ul style="list-style-type: none"> <li>• Any development not specified in item 2 or 3</li> </ul>	<p style="text-align: center;"><b>Prohibited</b></p>	<p style="text-align: center;"><b>4</b></p> <ul style="list-style-type: none"> <li>• any buildings, works, places or land uses not included in Item 1, 2 or 3</li> </ul>

<b>E1 National Parks and Nature Reserves</b>	<b>Zone</b>	<b>8 (a) National Parks and Nature Reserves</b>
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To enable the management and appropriate use of land that is reserved under the <i>National Parks and Wildlife Act 1974</i> or that is acquired under Part 11 of that Act.</li> <li>• To enable uses authorised under the <i>National Parks and Wildlife Act 1974</i>.</li> <li>• To identify land that is to be reserved under the <i>National Parks and Wildlife Act 1974</i> and to protect the environmental significance of that land.</li> </ul>	<p><b>Objectives</b></p>	<p><b>Primary objective</b></p> <ul style="list-style-type: none"> <li>• to identify land which is reserved or dedicated under the <i>National Parks and Wildlife Act 1974</i>.</li> <li>• to allow for the management and appropriate use of that land as provided by that Act.</li> </ul>
<b>2</b>	<b>Permitted</b>	<b>1</b>

<ul style="list-style-type: none"> <li>Uses authorised under the <i>National Parks and Wildlife Act 1974</i></li> </ul>	<b>without consent</b>	<ul style="list-style-type: none"> <li>any use authorised by the <i>National Parks and Wildlife Act 1974</i> or any use ordinarily incidental or ancillary to such a use</li> </ul>
<b>3</b> Nil	<b>Permitted with consent</b>	<b>2</b> <ul style="list-style-type: none"> <li>Nil</li> </ul>
	<b>Item 3 allowed only with consent and must satisfy the provisions of clause 8</b>	<b>3</b> <ul style="list-style-type: none"> <li>Nil</li> </ul>
<b>4</b> <ul style="list-style-type: none"> <li>Any development not specified in item 2 or 3</li> </ul>	<b>Prohibited</b>	<b>4</b> <ul style="list-style-type: none"> <li>any use not included in Item 1, 2 or 3</li> </ul>

<b>E2 Environmental Conservation</b>	<b>Zone</b>	<b>7(a) Environmental Protection (Wetlands and Littoral Rainforests)</b>	<b>7(d) Environmental Protection (Scenic/Escarpment)</b>
<b>1 Objectives of zone</b> <ul style="list-style-type: none"> <li>To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.</li> <li>To prevent development that could destroy, damage or otherwise have an adverse effect on those values.</li> </ul>	<b>Objectives</b>	<b>Primary objective</b> <ul style="list-style-type: none"> <li>to identify, protect and conserve significant wetlands and littoral rainforests.</li> <li>to prohibit development which could destroy or damage a wetland or littoral rainforest ecosystem.</li> </ul> <b>Secondary objective</b> <ul style="list-style-type: none"> <li>to protect the scenic values of wetlands and littoral rainforests.</li> <li>to allow other development that is compatible with the primary function of the zone.</li> </ul>	<b>Primary objectives</b> <ul style="list-style-type: none"> <li>to protect and enhance those areas of particular scenic value to the area of Tweed, minimise soil erosion from escarpment areas, prevent development in geologically hazardous areas, and maintain the visual amenity of prominent ridgelines and areas</li> </ul> <b>Secondary objectives</b> <ul style="list-style-type: none"> <li>to allow other development that is compatible with the primary function of the zone</li> </ul>
<b>2</b> <ul style="list-style-type: none"> <li>Environmental protection works</li> <li>Home Occupation</li> </ul>	<b>Permitted without consent</b>	<b>1</b> <ul style="list-style-type: none"> <li>Nil</li> </ul>	<b>1</b> <ul style="list-style-type: none"> <li>Beach maintenance</li> </ul>

<p><b>3</b></p> <ul style="list-style-type: none"> <li>• Bed and breakfast accommodation;</li> <li>• Community facilities;</li> <li>• Dwelling houses;</li> <li>• Emergency Services Facility;</li> <li>• Environmental facilities;</li> <li>• Helipads;</li> <li>• Home businesses;</li> <li>• Home industries;</li> <li>• Information and Education Facilities;</li> <li>• Research Station;</li> <li>• Roads</li> </ul>	<p><b>Permitted with consent</b></p>	<p><b>2</b></p> <ul style="list-style-type: none"> <li>• Beach maintenance</li> <li>• Bed and breakfast</li> <li>• Bushfire hazard reduction that is not exempt development</li> <li>• Environmental facilities</li> <li>• Home businesses</li> <li>• Noxious weed control that is not exempt development</li> <li>• Real estate signs</li> </ul>	<p><b>2</b></p> <ul style="list-style-type: none"> <li>• Bed and breakfast</li> <li>• Bushfire hazard reduction that is not exempt development</li> <li>• Business identification signs</li> <li>• Camping grounds</li> <li>• Dwelling houses if each is on an allotment of at least 40 hectares or an allotment referred to in clause 57 and if the number of dwellings does not exceed one for each 40 hectares of land contained within the allotment</li> <li>• Earthworks</li> <li>• Home businesses</li> <li>• Home industries</li> <li>• Multi-dwelling housing if: not more than two dwellings are involved, and they are attached, and they are on allotment of at least 40 hectares or an allotment referred to in clause 57</li> <li>• Noxious weed control that is not exempt development</li> <li>• Real estate signs</li> <li>• Roadside stalls</li> <li>• Utility installations</li> </ul>
<p>Nil</p>	<p><b>Item 3 allowed only with consent and must satisfy the provisions of clause 8 (LEP 2000)</b></p>	<p><b>3</b></p> <ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Earthworks</li> <li>• Emergency service facilities</li> <li>• Public utility undertakings</li> <li>• Roads</li> <li>• Urban stormwater water quality management facilities</li> <li>• Utility installations (other than gas holders or generating works)</li> </ul>	<p><b>3</b></p> <ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Emergency service facilities</li> <li>• Environmental facilities</li> <li>• Extractive industries</li> <li>• Forestry</li> <li>• Public utility undertakings</li> <li>• Recreation areas</li> <li>• Refreshment rooms</li> <li>• Roads</li> </ul>

		<ul style="list-style-type: none"> <li>• Works for drainage and landfill</li> </ul>	<ul style="list-style-type: none"> <li>• Rural tourist facilities</li> <li>• Rural workers' dwellings</li> <li>• Telecommunications infrastructure</li> <li>• Urban stormwater water quality management facilities</li> <li>• Utility installations (other than gas holders or generating works)</li> <li>• Works for drainage and landfill</li> </ul>
<p><b>4</b></p> <ul style="list-style-type: none"> <li>• Business premises;</li> <li>• Hotel or motel accommodation;</li> <li>• Industries;</li> <li>• Multi dwelling housing;</li> <li>• Recreation facilities (major);</li> <li>• Residential flat buildings;</li> <li>• Retail premises;</li> <li>• Seniors housing;</li> <li>• Service stations;</li> <li>• Warehouse or distribution centres;</li> <li>• Any other development not specified in item 2 or 3</li> </ul>	<b>Prohibited</b>	<p><b>4</b></p> <ul style="list-style-type: none"> <li>• Any buildings, works, places or land uses not included in Item 1, 2 or 3</li> </ul>	<p><b>4</b></p> <ul style="list-style-type: none"> <li>• Any buildings, works, places or land uses not included in Item 1, 2 or 3</li> </ul>

<b>E2 Environmental Conservation</b>	<b>Zone</b>	<b>7(f) Environmental Protection (Coastal Lands)</b>	<b>7(l) Environmental Protection (Habitat)</b>
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.</li> <li>• To prevent development that could destroy, damage or otherwise have an adverse effect on those values.</li> </ul>	<b>Objectives</b>	<p><b>Primary objective</b></p> <ul style="list-style-type: none"> <li>• to identify land susceptible to coastal erosion and protect it from inappropriate development</li> <li>• to protect and enhance the scenic and environmental values of the land</li> </ul> <p><b>Secondary objective</b></p> <ul style="list-style-type: none"> <li>• to allow for other development that is compatible with the primary function of the zone</li> </ul>	<p><b>Primary objectives</b></p> <ul style="list-style-type: none"> <li>• protect areas or features which have been identified as being of particular habitat significance.</li> <li>• to preserve the diversity of habitats for flora and fauna.</li> <li>• to protect and enhance land that acts as a wildlife corridor</li> </ul> <p><b>Secondary objectives</b></p> <ul style="list-style-type: none"> <li>• to protect areas of scenic value.</li> </ul>

			<ul style="list-style-type: none"> <li>to allow for other development that is compatible with the primary function of the zone</li> </ul>
<b>2</b> <ul style="list-style-type: none"> <li>Environmental protection works</li> <li>Home Occupation</li> </ul>	<b>Permitted without consent</b>	<b>1</b> <ul style="list-style-type: none"> <li>Beach maintenance</li> <li>Environmental facilities</li> </ul>	<b>1</b> <ul style="list-style-type: none"> <li>Nil</li> </ul>
<b>3</b> <ul style="list-style-type: none"> <li>Bed and breakfast accommodation;</li> <li>Community facilities;</li> <li>Dwelling houses;</li> <li>Emergency Services Facility;</li> <li>Environmental facilities;</li> <li>Helipads;</li> <li>Home businesses;</li> <li>Home industries;</li> <li>Information and Education Facilities;</li> <li>Research Station;</li> <li>Roads</li> </ul>	<b>Permitted with consent</b>	<b>2</b> <ul style="list-style-type: none"> <li>Bed and breakfast</li> <li>Bushfire hazard reduction that is not exempt development</li> <li>Earthworks</li> <li>Emergency service facilities</li> <li>Noxious weed control that is not exempt development</li> <li>Public utility undertakings</li> <li>Real estate signs</li> <li>Recreation areas</li> <li>Recreational beach activities</li> <li>Roads</li> <li>Urban stormwater water quality management facilities</li> <li>Utility installations (other than gas holders or generating works)</li> <li>Works for drainage and land fill</li> </ul>	<b>2</b> <ul style="list-style-type: none"> <li>Bed and breakfast</li> <li>Bushfire hazard reduction that is not exempt development</li> <li>Business identification signs</li> <li>Dwelling houses if on an allotment of at least 40 hectares or an allotment referred to in clause 57 and if the number of dwellings does not exceed one for each 40 hectares of land contained within the allotment</li> <li>Earthworks</li> <li>Environmental facilities</li> <li>Home businesses</li> <li>Noxious weed control that is not exempt development</li> </ul>
Nil	<b>Item 3 allowed only with consent and must satisfy the provisions of clause 8(2) (and in the case of 7(f) -but not on</b>	<b>3</b> <ul style="list-style-type: none"> <li>Agriculture</li> <li>Camping grounds</li> <li>Car parks</li> <li>Caravan parks</li> <li>Community buildings</li> <li>Mineral sand mines</li> </ul>	<b>3</b> <ul style="list-style-type: none"> <li>Agriculture</li> <li>Camping grounds</li> <li>Emergency service facilities</li> <li>Forestry</li> <li>Public utility undertakings</li> <li>Roads</li> <li>Urban stormwater water quality management facilities</li> <li>Utility installations (other than gas holders or generating works)</li> </ul>

	<b>land at South Kingscliff (Portions 194, 301 and 312):</b>		<ul style="list-style-type: none"> <li>• Works for drainage and landfilling</li> </ul>
<b>4</b> <ul style="list-style-type: none"> <li>• Business premises;</li> <li>• Hotel or motel accommodation;</li> <li>• Industries;</li> <li>• Multi dwelling housing;</li> <li>• Recreation facilities (major);</li> <li>• Residential flat buildings;</li> <li>• Retail premises;</li> <li>• Seniors housing;</li> <li>• Service stations;</li> <li>• Warehouse or distribution centres;</li> <li>• Any other development not specified in item 2 or 3</li> </ul>	<b>Prohibited</b>	<b>4</b> <ul style="list-style-type: none"> <li>• Any buildings, works, places or land uses not included in Item 1, 2 or 3</li> </ul>	<b>4</b> <ul style="list-style-type: none"> <li>• Any buildings, works, places or land uses not included in Item 1, 2 or 3</li> </ul>

<b>W1 Natural Waterways</b>	<b>Zone</b>	
<b>1 Objectives of zone</b> <ul style="list-style-type: none"> <li>• To protect the ecological and scenic values of natural waterways.</li> <li>• To prevent development that would have an adverse effect on the natural values of waterways in this zone.</li> <li>• To provide for sustainable fishing industries and recreational fishing.</li> </ul>	<b>Objectives</b>	The Tweed LEP 2000 does not provide a zone directly compatible with the W1 zone contained within the Standard LEP Template.
<b>2</b> <ul style="list-style-type: none"> <li>• Environmental facilities</li> <li>• Environmental protection works</li> </ul>	<b>Permitted without consent</b>	
<b>3</b> <ul style="list-style-type: none"> <li>• Aquaculture;</li> <li>• Community Facilities;</li> <li>• Emergency Services Facility;</li> <li>• Markets;</li> <li>• Mooring;</li> </ul>	<b>Permitted with consent</b>	

<ul style="list-style-type: none"> <li>• Research stations;</li> <li>• Roads.</li> </ul>		
<p><b>4</b></p> <ul style="list-style-type: none"> <li>• Business premises;</li> <li>• Canal estate development;</li> <li>• Hotel or motel accommodation;</li> <li>• Industries;</li> <li>• Multi dwelling housing;</li> <li>• Recreation facilities (major);</li> <li>• Residential flat buildings;</li> <li>• Retail premises;</li> <li>• Seniors housing;</li> <li>• Service stations;</li> <li>• Warehouse or distribution centres;</li> <li>• Any other development not specified in item 2 or 3</li> </ul>	<p><b>Prohibited</b></p>	

<b>W2 Recreational Waterways</b>	<b>Zone</b>	
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To protect the ecological, scenic and recreation values of recreational waterways.</li> <li>• To allow for water-based recreation and related uses.</li> <li>• To provide for sustainable fishing industries and recreational fishing.</li> </ul>	<p><b>Objectives</b></p>	<p>The Tweed LEP 2000 does not provide a zone directly compatible with the W2 zone contained within the Standard LEP Template.</p>

<p><b>2</b></p> <ul style="list-style-type: none"> <li>• Environmental facilities</li> <li>• Environmental protection works</li> </ul>	<p><b>Permitted without consent</b></p>	
<p><b>3</b></p> <ul style="list-style-type: none"> <li>• Aquaculture;</li> <li>• Boat repair facilities;</li> <li>• Boat sheds;</li> <li>• Car parks;</li> <li>• Charter and tourism boating facilities;</li> <li>• Community Facilities;</li> <li>• Emergency services facilities;</li> <li>• Kiosks;</li> <li>• Marinas;</li> <li>• Markets;</li> <li>• Mooring;</li> <li>• Research stations;</li> <li>• Restaurants;</li> <li>• Roads;</li> <li>• Signage;</li> <li>• Water recreation structures</li> </ul>	<p><b>Permitted with consent</b></p>	
<p><b>4</b></p> <ul style="list-style-type: none"> <li>• Canal estate development;</li> <li>• Industries;</li> <li>• Multi dwelling housing;</li> <li>• Residential flat buildings;</li> <li>• Seniors housing;</li> <li>• Warehouse or distribution centres;</li> <li>• Any other development not specified in item 2 or 3</li> </ul>	<p><b>Prohibited</b></p>	

<b>W3 Working Waterways</b>	<b>Zone</b>	
<p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To enable the efficient movement and operation of commercial shipping, water-based transport and maritime industries.</li> <li>• To promote the equitable use of waterways, including appropriate recreational uses.</li> <li>• To minimise impacts on ecological values arising from the active use of waterways.</li> <li>• To provide for sustainable fishing industries.</li> </ul>	<b>Objectives</b>	The Tweed LEP 2000 does not provide a zone directly compatible with the W3 zone contained within the Standard LEP Template.
<p><b>2</b></p> <ul style="list-style-type: none"> <li>• Environmental facilities</li> <li>• Environmental protection works</li> </ul>	<b>Permitted without consent</b>	
<p><b>3</b></p> <ul style="list-style-type: none"> <li>• Aquaculture;</li> <li>• Boat repair facilities;</li> <li>• Boat sheds;</li> <li>• Car parks;</li> <li>• Charter and tourism boating facilities;</li> <li>• Community Facilities;</li> <li>• Emergency services facilities;</li> <li>• Flood Mitigation Works;</li> <li>• Extractive industries;</li> <li>• Kiosks;</li> <li>• Marinas;</li> <li>• Markets;</li> <li>• Mooring;</li> <li>• Port facilities;</li> <li>• Research stations;</li> <li>• Restaurants;</li> <li>• Roads;</li> <li>• Sewerage Systems,</li> <li>• Signage,</li> <li>• Waste or Resource Management Facilities;</li> <li>• Water recreation structures;</li> <li>• Water Supply Systems</li> </ul>	<b>Permitted with consent</b>	
<p><b>4</b></p> <ul style="list-style-type: none"> <li>• Any development not specified in item 2 or 3.</li> </ul>	<b>Prohibited</b>	

Notes:



# TWEED

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