

# Draft Tweed LEP 2010 and Draft Tweed City Centre LEP 2009

## Fact Sheet 2 - Two different plans



## Why are there two different Draft Local Environmental Plans?

As you would be aware, Council is currently exhibiting both the Draft Tweed LEP 2010 (Shirewide) and the Tweed City Centre LEP 2009 concurrently. At present, the Tweed LEP 2000 applies to the whole Shire, thus having two LEPs within the Shire marks a change from current practice.

### Draft Tweed Local Environmental Plan (Shirewide) 2010

In essence, the two LEPs on exhibition serve two different purposes, the Draft Shirewide LEP is fundamentally a rollover of the existing provisions of Tweed LEP 2000 into the State Government's standard LEP template; 'Standard Instrument Order 2006'. Some additional amendments incorporating recommendations of Council adopted policies, such as the Murwillumbah Locality Plan and the Tweed Vegetation Management Strategy 2004, have also been included.

A comprehensive review of LEP planning controls for the remainder of the Shire is presently being undertaken, and will continue into the future as further strategic planning work is undertaken.

### Draft Tweed City Centre Local Environmental Plan 2009

In comparison, the Tweed City Centre LEP is a collaboration between Tweed Shire Council and the NSW Department of Planning and comprises a comprehensive strategic review of planning controls applicable to the Tweed City Centre. The exhibition of the Draft Tweed City Centre LEP is accompanied by a Draft Vision Document and Draft Development Control Plan which are available on Council's website and at Council Administration Centres for viewing. It is Council's intention to integrate the two LEPs in the future to a single document.

### Why are there two different dates?

In discussions with the Department of Planning regarding the two Draft LEPs, it became apparent that formal exhibition of the document would not be able to occur until 2010. Accordingly Council requested that the date of the Plans be updated to reflect the year of exhibition; however the Department of Planning advised that as the

Tweed City Centre LEP had been reviewed by Parliamentary Counsel, no further changes to the LEP could be made at this stage, therefore the date for that document remains as 2009.

### What about the Kings Forest Urban Release Area?

On the Land Application Map, a portion of land is shown as being land which 'Land to which this LEP does not Apply'. This area of land known as Kings Forest Urban Release area has been deferred from Draft Tweed Local Environmental Plan (Shirewide) 2010 as it is governed by State Environmental Planning Policy (SEPP) - Major Projects. The Minister for Planning is currently considering a concept plan for this area. Once finalised, the zoning of land will be implemented through the Tweed LEP.

