

**STATE ENVIRONMENTAL PLANNING POLICY NO. 71
MATTERS FOR CONSIDERATION UNDER CLAUSE 8**

**PROPOSED REDEVELOPMENT OF TWIN TOWNS SERVICES CLUB,
WHARF STREET, TWEED HEADS**

MATTERS FOR CONSIDERATION	COMMENT
a) The aims of this Policy set out in Clause 2.	The proposal is consistent with the aims of the Policy.
b) Existing public access to and along the coastal foreshore for pedestrians or persons with a disability should be retained and, where possible, public access to and along the coastal foreshore for pedestrians or persons with a disability should be improved.	The subject land has frontage to a foreshore reserve and therefore this consideration is relevant. Tweed Shire Council proposed to embellish the Jack Evans Boat Harbour foreshore area including cycleways and walkways. An appropriate connection from the Club entry to the Jack Evans Boat Harbour foreshore is provided for on the Application Plans.
c) Opportunities to provide new public access to and along the coastal foreshore for pedestrians or persons with a disability.	See Above.
d) The suitability of development and its type, location and design and its relationship with the surrounding area.	Development of the subject land as proposed is consistent with the zone objectives of Tweed LEP 2000, the provisions of the Tweed Heads Master Plan. The suitability of the development is addressed in Annexures 2 and 3 .
e) Any detrimental impact that the development may have on the amenity of the coastal foreshore, including any significant overshadowing of the coastal foreshore and any significant loss of views from a public place to the coastal foreshore.	This issue is addressed in Section 8.6 of the Environmental Assessment and supporting documents.
f) The scenic qualities of the NSW coast, and means to protect and improve these qualities.	As Above.
g) Measures to conserve animals (within the meaning of the Threatened Species Conservation Act, 1995) and plants (within the meaning of that Act) and their habitats.	Given that the site does not contain any native vegetation, it is submitted that impacts will be negligible.
h) Measures to conserve fish (within the meaning of Part 7A of the Fisheries Management Act, 1994 and marine vegetation within the meaning of that part) and their habitats	Subject to normal management measures in relation to water quality and given that the site does not contain any marine vegetation, it is submitted that impacts will be negligible.
i) Existing wildlife corridors and the impact of development on these corridors.	Not applicable, the site is located within an area, which is highly urbanised.
j) The likely impact of coastal processes and coastal hazards on development and any likely impacts of development on coastal processes and coastal hazards.	This issue is addressed in Section 8.6 of the Environmental Assessment and supporting documents.
k) Measures to reduce the potential for conflict between land based and water based coastal activities	Not applicable.
l) Measures to protect the cultural places, values, customs, beliefs and traditional knowledge of aboriginals.	Not applicable.
m) Likely impacts of development on the water quality of coastal water bodies.	Subject to implementation of normal water quality management measures during the construction phase, the proposed development is unlikely to have any impact on water quality (see Annexures 12 and 14).
n) The conservation and preservation of items of heritage, archaeological or historic significance.	There are no heritage, archaeological or other items of historic significance (see Annexure 6 in relation to Cultural Heritage).
o) Only in cases in which a Council prepares a draft Local Environmental Plan that applies to land to which this policy applies, the means to encourage compact towns and cities.	Not applicable.
p) Only in cases in which development application in relation to proposed development is determined;	
i) The cumulative impacts on the proposed development on the environment;	Cumulative impacts have been minimised by ensuring that stormwater quality is managed before it is discharged to Jack Evans Boat Harbour and disturbance of contaminated soils and acid sulphate soils are avoided or mitigated. In addition, the building will be designed to achieve appropriate energy efficiency and water efficiency outcomes and the additional shadows created are relatively minor in the overall context of the Twin Towns site and the area of Jack Evans Boat Harbour foreshore reserve. In summary the development has been designed to ensure that cumulative impacts are minimised and the Statement of Commitments is designed to reinforce this objective.
ii) Measures to ensure that water and energy usage by the proposed development is efficient.	The building will comply with the provisions of Part J of the Building Code of Australia in relation to energy efficiency and this will be demonstrated with the Construction Certificate Application. Water efficient fittings will be used where appropriate throughout the building and the building has been designed and oriented to maximise solar access and achieve optimum energy efficiency.