



Mr T Green
General Manager
Tweed Shire Council
PO Box 816
MURWILLUMBAH NSW 2484

Our ref: 11/15355
Your ref: PP11/0002

Dear Mr Green

Planning Proposal PP_2011_TWEED_002_00 – Alteration of Gateway Determination

I refer to your letter of 4 December 2014 seeking an extension of time to complete Planning Proposal PP_2011_TWEED_002_00 for the rezoning of land from rural to industrial and environmental protection at Lot 12 Kudgerie Ave, Cudgera Creek.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979, to alter the Gateway determination dated 13 September 2011 for PP_2011_TWEED_002_00 (as altered). The Alteration of the Gateway Determination is enclosed.

The alteration to the Gateway Determination contains a new condition requiring the planning proposal to be updated. It is considered this is necessary as the original proposal was prepared in 2011 prior to the commencement of the Tweed LEP 2014 and contains references to the zones used in the Tweed LEP 2000. The proposal should be updated to reflect the standard zones used in the Tweed LEP 2014 and acknowledge the deferral of environmental zones from the Tweed LEP 2014 pending the completion of the Northern Councils E Zone Review.

I note that this is the fourth extension of time for this planning proposal. While I am aware of the circumstances, Council is to submit to the Department a report on the progress of the planning proposal every three (3) months. This will enable the Department to monitor progress, provide assistance if necessary, or determine if any further action is required.

If you have any questions in relation to this matter, I have arranged for Mr Paul Garnett to assist you. Mr Garnett can be contacted on (02) 6641 6607.

Yours sincerely

9 December 2014

Stephen Murray
General Manager, Northern Region
Planning Services

Encl:
Alteration of Gateway Determination

Alteration of Gateway Determination

Planning proposal Department Ref: PP_2011_TWEED_002_00

I, the General Manager, Northern Region, at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") to alter the Gateway determination dated 13 September 2011 for the proposed amendment to the Tweed Local Environmental Plan 2014 as follows:

1. Change the description of the Planning Proposal

from "...to the Tweed Local Environmental Plan 2000 to rezone land west of Pottsville on the Tweed Coast (Lot 12 DP 1015369) to 4(a) Industrial and 7(d) Environmental Protection (Scenic / Escarpment)...."

to "...to the Tweed Local Environmental Plan 2014 to rezone land west of Pottsville on the Tweed Coast (Lot 12 DP 1015369) to enable industrial land uses on part of the land ...".

2. Insert new condition [8]

8. Prior to community consultation the planning proposal is to be amended to update references to the proposed zones to reflect the zones used in the Tweed LEP 2014, and to clarify that environmental protection zones will be deferred from the amendment to the Tweed LEP 2014 until the Review of Environmental Zones in Far North Coast LEPs has been completed.

3. Delete:

Condition [7] – "The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway Determination."

And replace with:

New condition [7] - "The LEP is to be completed by 20 September 2015"

Dated 9th day of December 2014.



Stephen Murray
General Manager, Northern Region
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning