



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

  
Dear Mr Green

**Planning proposal PP\_2018\_TWEED\_001\_00 – Alteration of Gateway  
Determination**

I refer to your letter in relation to revisions to planning proposal PP\_2018\_TWEED\_001\_00 for a housekeeping review of development standards in Tweed Shire, and the request for alteration of the Gateway determination in relation to the community consultation requirements.

The revised planning proposal addresses the requirements of condition one (1) and is now suitable for exhibition purposes.

As the introduction of minimum lot sizes for medium-density development in low-density zones could affect the development potential of land, it is considered prudent that Council write to all affected landowners notifying them of the proposed amendment. Contacting land owners increases transparency and accountability in the planning proposal process, and is consistent with a Guide to preparing local environmental plans (2018). The same condition has been applied to all planning proposals responding to the Low Rise Medium Density Housing Code.

As such I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, not to alter the Gateway determination dated 8 August 2018 for PP\_2018\_TWEED\_001\_00 in relation to this matter.

If you have any questions in relation to this matter, I have arranged for Ms Alison Parr to assist you. Ms Parr can be contacted on 6643 6412.

Yours sincerely

 31 May 2019  
**Stephen Murray**  
Executive Director, Regions  
Planning Services