



Mr Luke Blandford
Department of Planning and Environment
Locked Bag 9022
Grafton NSW 2460

Dear Mr Blandford

Planning Proposal PP_2013_TWEED_003_00 – Gateway Determination alteration

I refer to your request on 11 August 2016 seeking an alteration, if required, to the Planning Proposal PP_2013_TWEED_003_00 to rezone land at 420-434 Terranora Road to R2 Low Density Residential and apply appropriate development standards to the land.

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 14 October 2013 for PP_2013_TWEED_003_00 (as altered). The Alteration of the Gateway Determination is enclosed.

I can confirm that the Planning Proposal is now in a format suitable for public exhibition.

If you have any questions in relation to this matter, I have arranged for Ms Tamara Prentice to assist you. Ms Prentice can be contacted on (02) 6641 6610.

Yours sincerely



19 August 2016

Craig Diss
Acting Director Regions, Northern
Planning Services

Encl:
Alteration to Gateway Determination



Alteration of Gateway Determination

Planning Proposal (Department Ref: PP_2013_TWEED_003_00)

I, the Acting Director Regions, Northern 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* (the Act) to alter the Gateway determination 14 October 2013 (as since altered) for the proposed amendment to the Tweed Local Environmental Plan 2013 as follows:

1. Change the title of the Planning Proposal

from "rezone land at Terranora Road, Terranora for low density residential purposes"

to "rezone land at 420-434 Terranora Road to R2 Low Density Residential and apply appropriate development standards to the land".

2. Change the description of the Planning Proposal

from "rezone land at 420-434 Terranora Road, Terranora from non-urban to low density residential purposes"

to "rezone land at 420-434 Terranora Road to R2 Low Density Residential and apply appropriate development standards to the land".

3. Change the commencing statement in Condition 1

from "Prior to undertaking public exhibition, Council is to update the planning proposal to:"

to "Prior to undertaking public exhibition, the Relevant Public Authority is to update the planning proposal to:"

4. Delete Condition 5 and replace with new Condition 5:

5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge the Relevant Planning Authority from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 19 day of August 2016

Craig Diss
**Acting Director Regions, Northern
Planning Services
Department of Planning and Environment
Delegate of the Minister for Planning**