



Mr Troy Green
General Manager
Tweed Shire Council
PO BOX 816
Murwillumbah NSW 2484

Our ref: PP_2015_TWEED_007_00 (15/16468)
Your ref: PP15/006

Dear Mr Green

Planning proposal to amend Tweed Local Environmental Plan 2014

I am writing in response to your Council's letter dated 6 November 2015 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to list 'camping ground' as an additional permitted use, with consent, on land at 12 Philp Parade, South Tweed Heads.

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with S117 Direction 4.3 Flood Prone Land is justified in accordance with the terms of the direction. No further approval is required in relation to this Direction.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 6 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Mr Daniel Summerhayes assist you. Mr Summerhayes can be contacted on (02) 6641 6614.

Yours sincerely

Stephen Murray
General Manager, Northern Region
Planning Services

18 November 2015

Encl: Gateway Determination