

Council Reference: PP19/0002  
Your Reference:



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24 August 2020

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Murwillumbah NSW 2484

Please address all communications  
to the General Manager

ABN: 90 178 732 496

Mr Jeremy Gray  
Director Regions, Northern Planning Services  
Department of Planning, Industry and Environment  
Locked Bag 9022  
**GRAFTON NSW 2460**

Dear Jeremy

**Request for Gateway Determination in accordance with Section 3.33 of the  
*Environmental Planning and Assessment Act 1979* – Wardrop Valley, South  
Murwillumbah**

In accordance with Tweed Shire Council's resolution on 4 April 2019, please find attached a planning proposal seeking to facilitate the rezoning of Potential Employment Land Area 6 (PELA 6) – Wardrop Valley East identified in the *Tweed Urban and Employment Lands Release Strategy 2009*.

The *Tweed Urban and Employment Lands Release Strategy 2009* was developed by Council in recognition of a strategic planning need to identify sufficient industrial and commercial land to meet the current and projected demand for employment land and economic development in the Tweed Shire.

The objective of this Planning Proposal is to facilitate a rezoning of the site to allow the development of a best practice commercial and industrial estate that integrates with the existing Tweed Industry Central industrial estate.

The proposed commercial and industrial estate is to allow for a range of complementary business and commercial uses, provide a range of employment opportunities and provide serviced land free from flooding constraints which impact other established industrial land within Tweed Shire.

A portion of the site is also proposed to be rezoned to R5 Large Lot Residential Zone to provide a sympathetic land use response to constraints and interface with adjoining rural land uses. The large lot residential area will also provide opportunity for artisanal food and drink industries to be co-located with residential uses, which is not currently provided for within the local government area.

Council has a direct property interest in the Planning Proposal as the land owner of Lot 1 DP1069561. Approximately 6 hectares (or 9.5%) of Lot 1 on DP1069561 is included in the zoning amendment proposed as part of this Planning Proposal. As such, a 'Statement of Council's Interest' has been prepared consistent with *LEPs and*

*Council Land - Best Practice Guideline*, released by the (then) Department of Urban Affairs and Planning in 1997 and is attached for your information.

It is requested that this planning proposal be referred to the LEP Review Panel for a Gateway determination in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979*.

Any enquiries should be directed to Rachel Heath on (02) 6670 2585, or by email at [rheath@tweed.nsw.gov.au](mailto:rheath@tweed.nsw.gov.au)

Yours Faithfully

Iain Lonsdale  
**Unit Coordinator**  
**Strategic Planning & Urban Design**

Attachments

1. Wardrop Valley Planning Proposal Version 1
2. Statement of Council's Interest (Lot 1 DP 1069561)