

Council Reference: PP20/0003
Your Reference:



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11 November 2020

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Please address all communications
to the General Manager

ABN 90 178 732 496

Department of Planning, Industry and Environment
Locked Bag 9022
GRAFTON NSW 2460

northern@planning.nsw.gov.au

Dear Jeremy

Draft Tweed Local Environmental Plan 2014 Amendment - Lot 1 DP 1032820, 1 Walmsleys Road Bilambil - Seeking Gateway determination in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979*

On Thursday 22 October 2020 Tweed Shire Council resolved to commence the process of amending Tweed Local Environmental Plan 2014 (the LEP) by seeking a consolidation of environmental and residential land on the above property.

The Planning Proposal acknowledges that the request has strategic merit, and will rationalise zoning consistent with adjoining land and lead to improved environmental outcomes.

As an interim measure, it is proposed to zone all land to be dedicated for environmental purposes RE2 Private Recreation. Once environmental zones are incorporated into the LEP, the RE2 zone will be replaced with an appropriate environmental zone, possible E2 Environmental Conservation and/or E3 Environmental Management.

The use of a planning agreement has been acknowledged by the landowner as a means of ensuring that the desired environmental outcomes will be secured.

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 me on (02) 6670 2455, or by email at srussell@tweed.nsw.gov.au

Yours Faithfully

A handwritten signature in blue ink, appearing to read "Stuart Russell".

Stuart Russell

**Senior Strategic Planner
Strategic Planning & Urban Design Unit**

Attachments

1. Planning Proposal.