

Council Reference: PP21/0002
Your Reference:



Customer Service | 1300 292 872 | (02) 6670 2400

11 January 2022

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

tsc@tweed.nsw.gov.au
www.tweed.nsw.gov.au



PO Box 816
Murwillumbah NSW 2484

Please address all communications
to the General Manager

ABN: 90 178 732 496

ATTENTION: Allan Bawden

Dear Mr Bawden

Planning Proposal PP21/0002 - Dwelling entitlement for the property at 51 Rock Road, Bungalora (Lot 2 DP 880732) and the creation of a Dwelling Opportunity Map (DOM) – Exhibition Consultation

Tweed Shire Council has prepared a planning proposal for land at 51 Rock Road, Bungalora (Lot 2 DP 880732). The purpose of this planning proposal is to secure dwelling entitlement on the subject site. In accordance with Gateway Determination of 22 November 2021 (Copy attached), consultation is required with NSW Rural Fire Service under section 3.34(2)(e) of the *Environmental Planning and Assessment Act 1979* (the Act).

This planning proposal seeks to amend the Tweed Local Environmental Plan 2014 (LEP) by way of implementing a new policy mechanism for dealing with dwelling entitlement of undersized rural allotments in the Tweed Shire. This will be achieved through the inclusion of a Dwelling Opportunity Map (DOM) and amendment to clause 4.2B of the LEP to include provisions triggering consideration of the DOM. Initially, DOM will only include land subject to this planning proposal.

The Planning Proposal is currently on exhibition and can be viewed on the Tweed Shire Council website at: www.yoursaytweed.com.au/. You are invited to provide comments which should be received by close of business on **Wednesday 9 February 2022**. Comments can be made by email to tsc@tweed.nsw.gov.au or mail addressed as follows:

Planning Proposal PP21/0002
General Manager
Tweed Shire Council
PO Box 816
MURWILLUMBAH NSW 2484

Should you have any queries please do not hesitate to contact Sian Young, Strategic Planner on (02) 6670 2585 or by email at syoung@tweed.nsw.gov.au

Yours faithfully



Matthew Zenkteler
SENIOR PLANNER STRATEGIC PLANNING & URBAN DESIGN