

## Department of Planning, Housing and Infrastructure

Our ref: IRF25/653

Ms Sue Francis  
A/Chair  
Northern Regional Planning Panel  
Via email: [enquiry@planningpanels.nsw.gov.au](mailto:enquiry@planningpanels.nsw.gov.au)

23<sup>rd</sup> May 2025

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**Subject: Planning proposal PP-2023-2669 to amend Tweed Local Environmental Plan 2014**

Dear Ms Francis

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) that seeks to facilitate the delivery of private health services, tertiary education, essential worker housing and supporting land uses at 741 Cudgen Road, Cudgen. I note that the panel has appointed itself to be the Planning Proposal Authority for this matter.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act including directions 1.4 Site Specific Provisions, 3.2 Conservation Zones, 4.1 Flooding, 4.5 Acid Sulfate Soils, 5.1 Integrating Land Use and Transport and 4.2 Coastal Management are justified in accordance with the terms of the Direction. No further approval is required in relation to the Directions.

The agreement of the Secretary to comply with the relevant applicable directions of the Minister under section 9.1 of the Act may still need to be obtained for directions 1.1 Implementation of Regional Plans, 8.1 Mining, Petroleum Production and Extractive Industries, 9.2 Rural Lands and 9.4 Farmland of State and Regional Significance on the NSW Far North Coast. This will need to occur prior to the LEP being made.

Due to the planning proposal being the outcome of a rezoning review, the Minister for Planning and Public Spaces, or their delegate, will be the local plan-making authority.

The proposed local environmental plan (LEP) is to be finalised within 12 months of the Gateway determination date. Exhibition of the planning proposal should commence as soon as possible. The

## Department of Planning, Housing and Infrastructure

Panel's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The Department's categorisation of planning proposals in the Local Environmental Plan Making Guideline (Department of Planning, Housing and Infrastructure, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Jon Stone to assist you. Jon can be contacted on (02) 5778 1488.

Yours sincerely

A handwritten signature in blue ink, appearing to read "D Thompson", with a long horizontal flourish extending to the right.

**Daniel Thompson**  
**Acting Executive Director**  
**Local Planning and Council Support**  
**Department of Planning, Housing and Infrastructure**

Encl: Gateway determination