

Mr Troy Green
General Manager
Tweed Shire Council
PO Box 816
MURWILLUMBAH NSW 2484

Our ref: IRF23/69

Via email: bzagami@tweed.nsw.gov.au
tsc@tweed.nsw.gov.au

Dear Mr Green

Planning proposal PP-2023-459 to amend Tweed Local Environmental Plan 2014

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) seeking to amend the Tweed LEP 2014 to align maximum building heights and land zones with the Kingscliff Locality Plan and associated development control plan provisions.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should not proceed.

This decision is made on the basis that while the proposal gives effect to part of Council's Kingscliff Locality Plan, it does not adequately demonstrate consistency with the long-term housing, density, and employment goals of North Coast Regional Plan 2041.

Proceeding with the proposal at the present time is also considered premature until after the outcomes of Council's current Growth Management and Housing Strategy process and flood planning work are known. This work should help to confirm where and how Council will be helping to deliver an appropriate range and supply housing to meet future community needs.

I have also concluded that the inconsistency of the proposal with the North Coast Regional Plan 2041 and section 9.1 Directions 1.1 Implementation of Regional Plans, 6.1 Residential Zones and 7.1 Business and Industrial Zones is not justified as Council has not adequately quantified the impact on housing opportunities in Kingscliff or the commercial viability of the town centre.

Should you have any enquiries about this matter, I have arranged for Ms Sandra Bush to assist you. Sandra can be contacted on 6588 5535.

Yours sincerely



9 June 2023

Malcolm McDonald
Executive Director
Local and Regional Planning

Encl: Gateway determination