

Gateway Determination

Planning proposal (Department Ref: PP-2023-459): *amend the Tweed LEP 2014 to align maximum building heights and land zones for certain land with the Kingscliff Locality Plan and development control plan provisions*

I, the Executive Director, Local and Regional Planning at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Tweed Local Environmental Plan 2014 to align maximum building heights and land zones for certain land with the Kingscliff Locality Plan and associated development control plan provisions, should not proceed for the following reasons:

1. The proposal is inconsistent with section 9.1 Directions 1.1 Implementation of Regional Plans, 6.1 Residential Zones and 7.1 Business and Industrial Zones;
2. The proposal is inconsistent with the housing, density, and employment goals of North Coast Regional Plan 2041; and
3. The proposal does not adequately quantify the impact on housing opportunities in Kingscliff or impact on the viability of the Kingscliff town centre.

Dated 9 June 2023



Malcolm McDonald
Executive Director
Local and Regional Planning
Department of Planning and Environment

Delegate of the Minister for Planning and
Public Spaces