



## Department of Planning and Environment

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

Our ref: PP-2023-574 (IRF23/648)

Via email: [tsc@tweed.nsw.gov.au](mailto:tsc@tweed.nsw.gov.au)

Dear Mr Green

### **Planning proposal PP-2023-574 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) in respect of the planning proposal to introduce C2 Environmental Conservation and C3 Environmental Management zones into Tweed Local Environmental Plan 2014.

As delegate of the Minister for Planning, 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 planning proposal is consistent with all applicable directions of the Minister under section 9.1 of the EP&A Act.

Consistent with the former Secretary's letter to Ballina Council on 1 March 2016 regarding the E Zone Review Final Recommendations an authorisation to act as the Local Plan-Making Authority is not to be issued. This is to ensure a consistent approach to the implementation of the E Zone Review.

The amending local environmental plan (LEP) is to be finalised six months from the date of Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) 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 Ella Wilkinson, Senior Planner to assist you. Ms Wilkinson can be contacted on 9995 5665.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. Gray', written in a cursive style.

3/4/2023

**Jeremy Gray**  
**Director, Northern Region**  
**Local and Regional Planning**

Encl: Gateway determination