



*rec'd by JGA 9.6.06*

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Mr Darren Gibson  
Jim Glazebrook & Associates Pty Ltd  
3 Nullum Street  
Murwillumbah, NSW 2484

Dear Mr Gibson

**Subject: Proposed Sub-Regional Town Centre at West Kingscliff**

I refer to your submission to the Department of Planning dated 20 June 2006 concerning the proposed sub-regional town centre at West Kingscliff.

Following consultation with the Department's regional office and Tweed Shire Council we have been made aware of a number of issues with the site and subsequent proposal, including:

- The land is not currently zoned for retail/commercial uses. It is noted that Draft LEP 14 (gazetted in August 2004) zoned part of the land for industrial purposes.
  - The proposal appears to be inconsistent with the Draft North Coast Regional Strategy which:
    - identifies the land for future employment lands (commercial and industrial uses); and
    - identifies Tweed Heads to be the major regional centre.
  - The proposal appears to be inconsistent with Council's resolution of 16 November 2005 which reinforces Tweed Heads south as the major district retail centre and discourages the establishment of another district retail shopping centre.
  - No specific retail strategy has been prepared in accordance with clause 39 of the North Coast Regional Environmental Plan.
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- It is understood that much of the land identified for residential development is highly constrained by flooding, possible contamination, proximity to threatened species habitat and the need for extensive buffer areas from existing industrial development and nearby agricultural land.

Based on the above, in order to progress your client's proposal, it is recommended that you further discuss your proposal with Council regarding re-zoning of the site.

Yours sincerely

*26.7.06*

Chris Wilson  
Executive Director  
Sustainable Development Assessments