

Mr Craig Diss
Department of Planning and Infrastructure
Northern Division
PO Box 550
TAMWORTH NSW 2340

Dear Mr Diss

PLANNING PROPOSAL TO REZONE LOT 1 DP 803644, 89 MARIUS STREET, TAMWORTH FROM IN1 GENERAL INDUSTRIAL TO B4 MIXED USE.

Ref: MP/GH SF 5507

Council at its Ordinary Meeting on Tuesday 8 May 2011 resolved to submit the Planning Proposal to rezone Lot 1 DP 803644, 89 Marius Street, Tamworth to the NSW Department of Planning and Infrastructure seeking a Gateway Determination to amend the Tamworth Regional Local Environmental Plan (TRLEP) 2010.

The Planning Proposal is requesting that the following amendments be supported via the Gateway Determination process:

Lot 1 DP 803644, 89 Marius Street, Tamworth

- Rezoning of Lot 1 DP 803644 from IN1 General Industrial to B4 Mixed Use;
- Introduction of a floor space ratio for Lot 1 DP 803644 and amendment to the "floor space ratio map" to include Lot 1 DP 803644 in the 1:1 floor space ratio provision;
- Include Lot 1 DP 803644 in Clause 7.4 – Development in Zone B1 and Zone B4 under Section (3) the TRLEP 2010 to permit the floor space of any major retail development to exceed 2500m².

Lot 1 DP 70023, 8 O'Connell Street, Tamworth

- Inclusion of Lot 1 DP 70023 in Clause 7.4 – Development in Zone B1 and Zone B4 under section (3) the TRLEP 2010 to permit the floor space of any major retail development to exceed 2500m².

It is considered that any future development proposed for the site identified under the Planning Proposal will be in context with the surrounding land uses. The intent of the inclusion of both lots under Clause 7.4 is to ensure that any future retail development will be permitted for both parcels of land.

The following documents have been enclosed to accompany the Planning Proposal: They include:

- Report submitted to the Ordinary Council Meeting on the 8 May 2012;
- Planning Proposal prepared by Mitchel Hanlon Consulting Pty Ltd;

All correspondence should be addressed to the General Manager:

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- Site Location Map for Lot 1 DP 803644;
- Map of proposed New Land Zoning for Lot 1 DP 803644;
- Map of proposed Floor Space Ratio for Lot 1 DP 803644;
- Draft revised Clause 7.4 – Development in Zone B1 and Zone B4

The Planning Proposal has been prepared by Mitchel Hanlon Consulting Pty Ltd in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and the Department of Planning and Infrastructure's guidelines, "*A guide to preparing Local Environmental Plans*" and "*A guide to preparing Planning Proposals*".

Council awaits further advice regarding the Gateway Determination. Should you have any further enquiries with regard to this matter, please contact Council's Strategic Planning Division on (02) 6767 5576.

Yours Faithfully



Genevieve Harrison
Manager Strategic Planning

Contact: Megan Purkiss (02) 6767 5576

25 May 2012