

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

Dear Mr Diss

NEW OPPORTUNITIES WEST PLANNING PROPOSAL - REQUEST TO AMEND THE TAMWORTH REGIONAL LOCAL ENVIRONMENTAL PLAN 2010

Ref: MP/AS SF5772

Council at its Ordinary Meeting on Tuesday 11 December 2012 resolved to submit the Planning Proposal in relation to NOW (New Opportunities West) Project to the NSW Department of Planning and Infrastructure seeking a Gateway Determination to amend the *Tamworth Regional Local Environmental Plan (TRLEP) 2010*. Please find attached the *New Opportunities West Planning Proposal* for your consideration.

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

Proposed Changes to Zoning

- This includes the rezoning of certain lands from *RU4 – Primary Production Small Lots* to *R1 – General Residential*, and the rezoning of certain lands from *RE1 – Public Recreation* and *R1 General Residential* to *B1 - Neighbourhood Centre*.

Proposed Changes to Lot Size

- The amendment of a Lot Size provisions for the lands proposed to be rezoned to *R1 Residential* to the south of the project area and also lands zoned *RU4 – Primary Production Small Lots* located to the north of the project area adjacent to the Gunnedah Road / Oxley Highway.

Reclassification of public lands from having a Community Interest to an Operational Interest

- The Reclassification of lands currently zoned *RE1 – Public Recreation* to enable a Youth Centre to be developed on the subject site.

The proposed amendments will be consistent with the *Coledale Master Plan* to revitalise the area and provide for future development opportunities including essential infrastructure, greater accessibility and the increase in affordable housing for low to moderate income earners.

All correspondence should be addressed to the General Manager:

Telephone: 6767 5555

PO Box 555 (DX 6125)

trc@tamworth.nsw.gov.au

Facsimile: 6767 5499

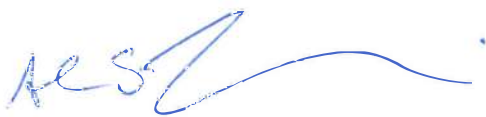
Tamworth NSW 2340

www.tamworth.nsw.gov.au

The Planning Proposal has been prepared 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 the undersigned on (02) 6767 5578.

Yours Faithfully

A handwritten signature in blue ink, appearing to read 'AS', with a long, sweeping horizontal line extending to the right.

Andrew Spicer
Acting Manager Strategic Planning

Contact: (02) 6767 5578

7 January 2013

Enc.