

Department of Planning and Environment
Northern Region
PO Box 550
TAMWORTH NSW 2340

Attention: Jon Stone

Dear Mr Stone

TAMWORTH REGIONAL LOCAL ENVIRONMENTAL PLAN 2010 – SUBMISSION OF THE PLANNING PROPOSAL FOR PART LOT 18 DP 1199163, OAKLANDS ESTATE, OAKLANDS DRIVE, NEMINGHA

Ref: GH/MG SF8166

The purpose of this letter is to submit the Planning Proposal for Part Lot 18 DP 1199163, Oaklands Estate, Oaklands Drive, Nemingha to the Department of Planning and Environment in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*. Council at its meeting on 12 December 2017 resolved to forward the planning proposal to the Minister for Planning and Environment seeking a Gateway Determination.

The Planning Proposal seeks to reduce the prescribed minimum lot size, for part of Lot 18 DP 1199163, to enable the future development of the southern portion of the site for large lot residential. Investigations have been undertaken in relation to flora & fauna, biodiversity, servicing, traffic, stormwater drainage and market values to ensure the site is suitable to accommodate the future changes to the land.

The planning proposal has been prepared by Tamworth Regional Council in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning guidelines, "A guide to preparing Local Plans", and "A guide to preparing Planning Proposals". Council would like to confirm its request to exercise plan making delegations in respect to this planning proposal. A copy of Attachment 4 - Evaluation Criteria for the Delegation of Plan Making Functions and Attachment 5 - Delegated Plan Making Reporting Template accompany this correspondence.

Should you have any further questions in relation to this matter, please contact Council's Mitch Gillogly (02) 6767 5462.

Yours faithfully



Genevieve Harrison

Manager Strategic Planning

Contact: Mitch Gillogly (02) 6767 5462 or Email: m.gillogly@tamworth.nsw.gov.au

22 January 2018

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