



Mr Paul Bennett  
General Manager  
Tamworth Regional Council  
PO Box 555  
TAMWORTH NSW 2340

Dear Mr Bennett

**Planning proposal PP\_2018\_TAMWO\_005\_00 to amend Tamworth Regional Local Environmental Plan 2010**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to prohibit caravan parks in the RE2 Private Recreation zone, rezone Lot 2 DP 864981, Greg Norman Drive, Hillvue, from SP3 Tourist to RE2 Private Recreation and Lot 1 & 2 DP 1055796, Kennedy Street, Manilla, from RE2 Private Recreation to RE1 Public Recreation.

As delegate of the Minister for Planning, I have now 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's inconsistency with section 9.1 Directions 3.2 Caravan Parks and Manufactured Home Estates, 5.10 Implementation of Regional Plans and 6.2 Reserving Land for Public Purposes is justified in accordance with the terms of the Direction. In relation to section 9.1 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the creation of land for public purposes on the basis that the land is already in public ownership and is being used for community purposes. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Department of Planning and Environment's Secretary to comply with the requirements of section 9.1 Direction 4.4 Planning for Bushfire Protection. Council should ensure this occurs prior to the plan being made.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the date of the Gateway determination. Council will need to seek the Department's approval prior to commencing exhibition of the planning proposal. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Ms Gina Davis to assist you. Ms Davis can be contacted on 5778 1487.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. Gray', is positioned above the date.

11-12-2019

**Jeremy Gray**  
**Director Northern Region**  
**Planning and Assessment**

Encl: Gateway determination  
Authorised plan-making reporting template