



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

Attention: Ms Louisa Agyare

Dear Mr Bennett

**Planning proposal PP_2018_TAMWO_003_00 – Alteration of Gateway
Determination**

I refer to your correspondence in relation to revisions to planning proposal PP_2018_TAMWO_003_00 which seeks to reduce the minimum lot size on part of Lot 18, Oaklands Drive, Nemingha and your request for the Secretary's agreement that the inconsistency with section 9.1 Direction 4.4 Planning for Bushfire Protection is justified.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 15 February 2018 for PP_2018_TAMWO_003_00 (since altered). The Alteration of Gateway determination is enclosed.

I have also considered the inconsistency with section 9.1 Direction 4.4, and as a delegate of the Secretary, I have agreed that the inconsistency is justified in accordance with the terms of the Direction.

Council can now proceed with its processing of the proposal.

If you have any questions in relation to this matter, I have arranged for Ms Helen Willis to assist you. Ms Willis can be contacted on 5778 1489.

Yours sincerely

17 March 2020

Craig Diss
Acting Director, Northern Region
Local and Regional Planning

Encl: Alteration of Gateway Determination

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2018_TAMWO_003_00)

I, Director, Northern Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 15 February 2018 (since altered) for the proposed amendment to the Tamworth Regional Local Environmental Plan 2010 as follows:

1. Change the name and description of the planning proposal

From

“Planning Proposal (Department Ref: PP_2018_TAMW_003_00): to reduce the existing minimum lot size for part of a R5 Large Lot Residential area on part of Lot 18, DP 1199163, Oakland Drive, Nemingha from 2 hectares to 1 hectare.

I, the Director Regions, Northern, at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act, 1979* (the Act) that an amendment to the Tamworth Regional Council Local Environmental Plan (LEP) (2010) to reduce the existing minimum lot size for part of a R5 Large Lot Residential area on part of Lot 18, DP 1199163, Oakland Drive, Nemingha from 2 hectares to 1 hectare subject to the following conditions:”

To

“Planning Proposal (Department Ref: PP_2018_TAMW_003_00): to reduce the existing minimum lot size for part of a R5 Large Lot Residential area on part of Lot 18, DP 1199163, Oakland Drive, Nemingha from 2 hectares to 1.5 hectares.

I, the Director, Northern Region at the Department of Planning, Industry and Environment as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act, 1979* (the Act) that an amendment to the Tamworth Regional Council Local Environmental Plan (LEP) (2010) to reduce the existing minimum lot size for part of a R5 Large Lot Residential area on part of Lot 18, DP 1199163, Oakland Drive, Nemingha from 2 hectares to 1.5 hectares subject to the following conditions:”

Dated 17 day of March 2020.



Craig Diss
Acting Director, Northern Region
Planning and Assessment
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces