



PTM000048

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

Dear Mr Diss

PLANNING PROPOSAL FOR GATEWAY DETERMINATION - AMENDMENT OF THE TAMWORTH REGIONAL LOCAL ENVIRONMENTAL PLAN (TRLEP) 2010

Ref: NB/GM SF 5279

Council at its meeting on Tuesday 28 June 2011 resolved to submit the North Tamworth Planning Proposal to amend the Tamworth Regional Local Environmental Plan (TRLEP) 2010 to the NSW Department of Planning and Infrastructure seeking a Gateway Determination. Please find attached the planning proposal for the consideration of the Gateway Panel.

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's guidelines, *"A Guide to Preparing Local Environmental Plans"*, and *"A Guide to Preparing Planning Proposals"*.

A significant net community benefit is identified in connection with the proposed amendments to the TRLEP 2010. An expected outcome of the Planning Proposal is a major retail development with increased employment opportunities and economic impetus for the regional economy. The proposed rezoning will encourage and support commercial development that is not only consistent with the locality, but will also provide for and facilitate future economic growth in the Region.

The following information is provided with this correspondence:

- A copy of the North Tamworth Planning Proposal; and
- A copy of the mapping showing the proposed zoning for the subject area as required by the Gateway Determination.

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

All correspondence should be addressed to the General Manager:

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Yours faithfully



Genevieve Harrison
Manager, Strategic Planning

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20 July 2011