

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

Dear Mr Stone

TAMWORTH REGIONAL LOCAL ENVIRONMENTAL PLAN 2010 – SUBMISSION OF THE HILLS PLAIN LOT SIZE PLANNING PROPOSAL FOR GATEWAY DETERMINATION

Ref: as/GH/sf6666

The purpose of this correspondence is to submit the *Hills Plain Lot Size Planning Proposal* to the Department of Planning and Environment in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*. Council at its meeting of 8 March 2016 resolved to forward the planning proposal to the Minister for Planning and Environment seeking a Gateway Determination. Please find enclosed the *Hills Plain Lot Size Planning Proposal* and associated Council Report for your attention.

The pattern of the proposed amendment to the Lot Size Map in the subject lands corresponds to the availability of unallocated capacity in the sewerage infrastructure. The pattern also reflects the terms of written support received from stakeholders relating to a significant proportion of the affected area.

As the proposal affects some land that is covered by bushfire mapping, Council anticipates that referral of the planning proposal to the NSW Rural Fire Service (NSW RFS) may be required in accordance with the requirements of a Gateway Determination. It is noted that development consents have already been issued over much of bushfire mapped area and some of this land is currently under development. As the projected lot yield will not exceed original estimates for Hills Plain an intensification of land-use is not identified. Due to the master-planning of the Hills Plain locality over two decades since the mid-1990's including bushfire analyses, it is not anticipated that any concerns will be raised by the NSW RFS.

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 Environmental Plans*", and "*A guide to preparing Planning Proposals*". Council confirms its request to exercise plan making delegations in respect to this planning proposal. Please find enclosed as part of the planning proposal Attachment 4 – Evaluation Criteria for the Delegation of Plan Making Functions and Attachment 5 - Delegated Plan Making Reporting Template.

All correspondence should be addressed to the General Manager:

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Facsimile: 6767 5499

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Council would like to thank you for your attention to this matter. Should you have any further enquiries with regard to the *Hills Plain Lot Size Planning Proposal*, please contact Council's Senior Strategic Planner, Andrew Spicer, on 02 67675578.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'GHam', is positioned below the 'Yours faithfully' text.

Genevieve Harrison
Manager Strategic Planning

Contact: Andrew Spicer (02) 6767 5578

18 March 2016

Enc.