

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 PLANNING PROPOSAL FOR THE TAMWORTH ENTERPRISE AREA, WESTDALE**

Ref: as/GH/SF7600

The purpose of this letter is to submit the *Tamworth Enterprise Area 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 on 22 August 2017 resolved to forward the planning proposal to the Minister for Planning and Environment seeking a Gateway Determination. Please see Council Report attached.

The objective of this proposal is to facilitate the development of employment generating and business activity lands on a significant area of land located approximately seven (7) kilometres to the west of Tamworth City. The subject lands are referred to as the Tamworth Enterprise Area in this planning proposal. The proposed amendment aims to amend the *Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010) Land Zoning Map and Lot Size Map*.

The subject lands are identified as Lot 2 in DP 816346 and Lot 462 in DP 1178998, Westdale which is a suburb of Tamworth City, NSW. In total approximately 246 hectares are affected by the proposed amendments. The proposal is in accordance with the *New England North West Regional Plan 2036* which was approved by the Department on 23 August 2017 and identifies the subject lands as 'Enterprise Investigation Area' on page 31.

Council has undertaken over twelve (12) months of investigation in the subject lands in relation to flora & fauna, heritage, traffic, drainage, contamination and servicing of the site. 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 would like to confirm its request to exercise plan making delegations in respect to this planning proposal. Please see attached a copy of the *Evaluation Criteria for the Delegation of Plan Making Functions* and a copy of the *Delegated Plan Making Reporting Template*.

All correspondence should be addressed to the General Manager:

Telephone: 6767 5555
Facsimile: 6767 5499

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Thank you for your attention to this matter. Should you have any questions relating to the *Tamworth Enterprise Area Planning Proposal* please contact Council's Senior Strategic Planner, Andrew Spicer, on (02) 67675578.

Yours faithfully

A handwritten signature in black ink, appearing to read 'G Harrison'.

Genevieve Harrison
Manager Strategic Planning

Contact: Andrew Spicer (02) 67675578

11 October 2017

Attach.

Tamworth Enterprise Area Planning Proposal

Council Report 22 August 2017

Evaluation Criteria for the Delegation of Plan Making Functions

Delegated Plan Making Reporting Template