

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 PART LOT 73 DP 1107041 CORNER OF PEEL AND RODERICK STREET, TAMWORTH

Ref: MP/GH/SF7484

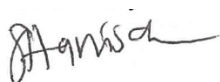
The purpose of this letter is to submit the *Planning Proposal for Part Lot 73 DP 1107041, Corner of Peel and Roderick Street, Tamworth* to the Department of Planning and Environment in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*. Council at its meeting on 13 December 2016 resolved to forward the planning proposal to the Minister for Planning and Environment seeking a Gateway Determination.

The Planning Proposal aims to change the zoning, lot size and floor space ratio of a portion of land associated with the Bicentennial Park precinct being the location of the Velodrome, to provide for a future commercial land use on the eastern fringe of the Tamworth Central Business District. Investigations have been undertaken in relation to servicing, traffic and drainage to ensure the site is suitable to accommodate future commercial development.

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 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. A copy of Attachment 4 - Evaluation Criteria for the Delegation of Plan Making Functions and Attachment 5 – Delegated Plan Making Reporting Template accompany this correspondence.

Should you have any further questions in relation to this matter, please contact Council's Strategic Planner, Meg Purkiss on (02) 6767 5506.

Yours Faithfully



Genevieve Harrison
Manager Strategic Planning

18 January 2017