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 Planning Proposal for Reclassification of Lots 1 and 4, DP 914794 Cockburn Street, East Tamworth, Reclassification and Rezoning of Lot 70, DP 755333, ‘Park 44’ 43-45 Bass Street, Taminda, Rezoning of Lot 119, DP 755333, ‘Park 44’ 43-45 Bass Street, Taminda and Rezoning of Lot 619, DP 881986, 259 Sandy Road, Kootingal**

*Ref: NB/GH/SF8526*

The purpose of this letter is to submit the abovementioned Planning Proposalto the Department of Planning and Environment in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979.* Council at its meeting on 12 December 2017 resolved (Resolution 419/17) to forward the Planning Proposal to the Minister for Planning and Environment seeking a Gateway Determination.

The aim of the amendment to the *Tamworth Regional Local Environmental Plan 2010* (TRLEP 2010) in relation to the identified lots is described below:-

* The reclassification (Schedule 4) of land at Lots 1 and 4 DP 914794, Cockburn Street, East Tamworth to Operational Land to facilitate a transfer of the ownership of the land;
* The reclassification (Schedule 4) of Lot 70, DP 755333, ‘Park 44’ 43-45 Bass Street in order to correct a previous TRLEP 2010 amendment error whereby an incorrect lot was described in the schedule, which rendered the reclassification invalid;
* The rezoning and amending of the Minimum Lot Size (MLS) of Lots 70 and 119, DP 755333, 43-45 Bass Street to facilitate a potential sale of the Council owned land; and
* Rezoning and amending the MLS of part of the land at Lot 619, DP 881986, 259 Sandy Road to allow for the correction of an anomaly.

The proposal is in accordance with the *New England North West Regional Plan 2036,* Council's *Keychange 2017-2027 Community Strategic Plan* and the *Tamworth Regional Development Strategy 2008.*

The planning proposal has been prepared by Tamworth Regional Council in accordance with *Section* 55 of the *Environmental Planning and Assessment Act 1979* and *LEP Practice Note - PN16-001 'Classification and reclassification of public land through* a *local environmental plan'* and the Department of Planning and Environment Guidelines, *'A guide to preparing Local* *Environmental Plans'* and *‘A* *guide to preparing Planning Proposals'.*

In accordance with *PN16-001,* Council is not requesting to exercise plan-making delegations in respect to this planning proposal.

Should you have any further questions in relation to this matter, please contact Council’s Strategic Planner, Nathan Bartlett on (02) 6767 5561.

Yours Faithfully



Genevieve Harrison  
**Manager Strategic Planning**

Contact: Nathan Bartlett (02) 6767 5561

15 January 2018

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*Planning Proposal for Lots 1 and 4, DP 914794 Cockburn Street, East Tamworth, Lots 70 and 119, DP 755333, ‘Park 44’ 43-45 Bass Street, Taminda and Lot 619, DP 881986, 259 Sandy Road, Kootingal*