



Mr Paul Bennett
General Manager
Tamworth Regional Council
PO Box 555
Tamworth NSW 2340

Our ref: PP_2016_TAMWO_002_00 (16/11573)

Attention: Genevieve Harrison

Dear Mr Bennett

Planning proposal to amend Tamworth Regional Local Environmental Plan 2010

I am writing in response to Council's letter dated 17 October 2016 regarding the Gateway Determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) dated 5 October 2016 to rezone land in the Werris Creek Rd, Bylong Rd, Warwick Rd and Burgmanns Lane area of Tamworth.

The Department has reviewed the amended Planning Proposal and can confirm that Council may now proceed to consult with public authorities and the community.

I note the reduction in the area of land proposed to be zoned B1 Neighbourhood Centre. I have considered this matter, and as a delegate of the Secretary, I have agreed that the amended proposal's inconsistency with Section 117 Direction 1.1 Business and Industrial Zones is of minor significance. No further approval is required in relation to this Direction.

It should be noted that the inconsistencies with Directions 2.1 Environment Protection Zones, 2.3 Heritage Conservation and 4.3 Flood Prone Land remain outstanding. It is not considered appropriate to determine whether the inconsistencies with these Directions have been resolved until after the Office of Environment and Heritage has reviewed and provided comment on the proposal. Council should ensure that it obtains the Secretary's concurrence for these Directions prior to the plan being made.

Should you have any queries in regard to this matter, I have arranged for Mr Jon Stone of the Department's regional office to assist you. Mr Stone can be contacted on (02) 6701 9688.

Yours sincerely

18 October 2016

Craig Diss
Acting Director Regions, Northern
Planning Services