

Executive Director-Regions
Planning Services
NSW Planning and Environment
GPO Box 39
SYDNEY NSW 2001

ATTENTION: Stephen Murray
stephen.murray@planning.nsw.gov.au

Dear Mr Murray

**PLANNING PROPOSAL TO AMEND TAMWORTH REGIONAL LOCAL ENVIRONMENTAL PLAN 2010
RESPONSE TO CONDITIONS OUTLINED IN GATEWAY DETERMINATION DATED 5 OCTOBER 2016**

Ref: mp/GH/SF7484

Your Ref: PP_2016_TAMWO_002_00(16/11573)

Further to your correspondence dated 5 October 2016 in relation to the above, I hereby provide the following revised Planning Proposal and information as requested:

- (1) The area to be zoned B1 Neighbourhood Centre has been reduced in size to 2 hectares. The Planning Proposal is now considered to be justifiably inconsistent with Section 117 Direction 1.1 on the basis that the rezoning is of minor significance and it will provide for the convenience needs of the new community. The area of land to be rezoned is commensurate with other neighbourhood centres throughout the city area.
- (2) The Planning Proposal has been amended as follows:
 - a. Inclusion of an 'urban release area' map for the purposes of Part 6 of the *Tamworth Local Environmental Plan 2010*;
 - b. All references to the draft New England North West Regional Growth Plan have been removed;
 - c. Existing zoning, minimum lot size and floor space ratio maps have been included in the draft Planning Proposal. A map identifying the post-developed flow conditions in Burke's Gully within Arcadia is contained in Appendix 13 of the Planning Proposal;
 - d. The proposed rezoning of existing large lot residential area along Bylong and Warwick Roads has been changed to retain the R5 zoning, however it is still proposed to amend the minimum lot size for this area from 2 hectares to 4000m², in order to fully utilise infrastructure investment within the area.

All correspondence should be addressed to the General Manager:

Telephone: 6767 5555
Facsimile: 6767 5499

PO Box 555 (DX 6125)
Tamworth NSW 2340

trc@tamworth.nsw.gov.au
www.tamworth.nsw.gov.au

Please find **attached** a copy of the revised Planning Proposal together with the draft Site Specific Controls (Development Control Plan) that will apply to the subject site. In view of the amendments made in accordance with the conditions of the preliminary Gateway Determination, it is hereby requested that you issue a final Gateway Determination at your earliest convenience.

Yours sincerely



Genevieve Harrison
Manager Strategic Planning

Contact: (02) 6767 5533

17 October 2016

Attachments

Copy to: Craig Diss – craig.diss@planning.nsw.gov.au
Jon Stone – jon.stone@planning.nsw.gov.au