

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 ARCADIA AND BYLONG ROAD PRECINCT, SOUTH TAMWORTH

Ref: MP/GH/SF7484

The purpose of this letter is to submit the *Planning Proposal for the Arcadia and Bylong Road Precinct, South 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 23 August 2016 resolved to forward the planning proposal to the Minister for Planning and Environment seeking a Gateway Determination.

The Planning Proposal aims to rezone land within the area to provide for future residential housing development on a range of lot sizes from 600m² to 4,000m² and is an outcome of the *South Tamworth Rural Lands Master Plan (STRLM)* which was formally endorsed by the Department of Planning and Environment in April 2013. This approval by the Department allows Council to prepare planning proposals for all lands identified in the STRLM.

Council has undertaken over twelve months of investigation within this area in relation to traffic, drainage and environmental considerations plus the supply of water and sewer. This is to ensure that the proposed zoning change from a rural use to residential use is appropriate.

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

25 August 2016

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