

NSW Department of Planning, Industry &
Environment – Northern Region, Tamworth Office

northern@planning.nsw.gov.au

Attn: Mr. Craig Diss

**AMENDMENT TO THE TAMWORTH REGIONAL LOCAL ENVIRONMENTAL PLAN 2010 – PLANNING PROPOSAL
– DESIGN EXCELLENCE – REQUEST FOR GATEWAY DETERMINATION**

Ref: GH/GV

The purpose of this letter is to submit the *Tamworth Regional Council Planning Proposal – Design Excellence* to the NSW Department of Planning, Industry and Environment in accordance with Section 3.34 of the *Environmental Planning and Assessment Act 1979*, please see planning proposal attached.

This planning proposal pertains to the Tamworth CBD which is identified on the Significant Urban Area map accompanying this planning proposal.

Council, at its Ordinary Meeting on 26 October 2021, resolved to forward the planning proposal to the Minister for Planning, Industry and Environment seeking a Gateway Determination. Please see Council Report attached.

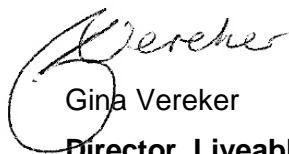
The objective of this planning proposal is to introduce design criteria for the assessment of future development applications within the Tamworth CBD.

The planning proposal has been prepared by Tamworth Regional Council in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning, Industry and Environment Guidelines 'A guide to preparing Planning Proposals' and 'A guide to preparing Local Environmental Plans'.

Council would also like to request that the requirements for public exhibition of this planning proposal be dispensed with in this instance. It is Council's position that the planning proposal does not change the permissibility of any land use within the CBD and will provide a tool to achieve the urban design outcomes outlined in Blueprint 100.

Thank you for your attention to this matter. Should you have any questions relating to this *Planning Proposal – Design Excellence*, please contact Council's Integrated Planning Manager – Genevieve Harrison on (02) 6767 5533 or Council's Director – Liveable Communities, Gina Vereker on (02) 6767 5421.

Yours Faithfully,



Gina Vereker

Director, Liveable Communities

1 November 2021

Attachments

Tamworth Regional Council Planning Proposal – Design Excellence

Appendix 1 – Draft Proposed Additional Clause

Appendix 2 – Significant Urban Area map

Council Report 26 October 2021