

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2021-4286)

I, Acting Director, Northern Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 5 August 2021 for the proposed amendment to the Tamworth Regional Local Environmental Plan 2010 as follows:

1. Delete condition 1

and replace with:

a new condition 1:

- “(1) Prior to undertaking community consultation, the proposal is to be amended to address the following:
- (a) update the planning proposal to recognise the intention to exhibit the relevant DCP and planning proposal concurrently;
 - (b) include reference to section of the DCP that contains proposed Aboriginal cultural heritage mitigation measures identified in the Envirofactor 2015 report;
 - (c) address the potential for an increased risk of land use conflict resulting from the increased density outlined by the proposal in particular to the Southern Bypass and identify any mitigation to manage this risk;
 - (d) address proposed servicing of the release area, particularly in light of the increased density on site through preparation of a servicing strategy to support the proposal;
 - (e) address specific requirements of Appendix A – Interim Settlement Planning Principles, as relevant to the wider release area;
 - (f) prepare a Traffic Impact Statement that considers the impact of the proposal on adjoining road networks;
 - (h) demonstrate the nature of flood prone land relative to the subject lands on a map and provide information in the documentation that clearly outlines the proposed use of this land.”

2. Delete condition 5

and replace with:

new condition 5:

“5. The time frame for completing the LEP is by 5 August 2022.”

3. Insert new condition 6:

“6. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
- (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.”

Dated 6 day of December 2021.



Craig Diss
Acting Director, Northern Region
Local and Regional Planning
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces