

Tamworth Regional LEP 2010 Amendment No 5 - LEP Amendments at Manilla

Proposal Title : Tamworth Regional LEP 2010 Amendment No 5 - LEP Amendments at Manilla

Proposal Summary : To rezone certain residential land in Manilla to business, industrial or recreation, and undertake a minor amendment to the LEP Heritage Schedule

PP Number : PP_2012_TAMWO_002_00 Dop File No : 12/10755

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions : **3.1 Residential Zones
3.2 Caravan Parks and Manufactured Home Estates
4.3 Flood Prone Land**

Additional Information : **1. The Planning Proposal be supported;
2. The Planning Proposal be exhibited for 14 days;
3. The Planning Proposal be completed within 6 months;
4. The Director-General's delegate agree that the inconsistency with s117 Directions - 3.1 Residential Zones, 3.2 Caravan Parks and Manufactured Home Estates, and 4.3 Flood Prone Land are of minor significance; and
5. The Planning Proposal be amended prior to exhibition to correct the typographical error identifying only 17 sites are being rezoned and Part 4 of the Planning Proposal be amended to reflect the nature of public exhibition to be undertaken.**

Supporting Reasons : **The proposal to rezone the land, alter their minimum lot sizes and remove an item from the LEPs Heritage Schedule is considered to be appropriate and is supported. The proposed zonings will reflect the intent of Council's strategic planning work and provide certainty for land owners and business operators of the subject sites.**

Panel Recommendation

Recommendation Date : **05-Jul-2012**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

- 1. Prior to the commencement of public exhibition the Council is to amend the planning proposal as follows:**
 - (a) Correct the typographical error at Part 1 'Objectives or Intended Outcomes', which identifies '17 parcels of land' to be rezoned when it should state '18 parcels of land'.**
 - (b) Include a map clearly identifying the heritage item to be removed.**

Council is to provide the Department's Northern Region team with a copy of the revised planning proposal, prior to public exhibition.

- 2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:**

- (a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning 2009) and must be made publicly available for 14 days; and**
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).**

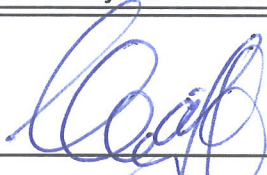
- 3. No consultation is required with public authorities under section 56(2)(d) of the EP&A**

Act.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil McCafferty

Date:

10.7.12