

Tamworth Regional LEP 2010 Amendment No 6 - Lampada Estate

Proposal Title : **Tamworth Regional LEP 2010 Amendment No 6 - Lampada Estate**

Proposal Summary : **The Planning Proposal aims to rezone and alter the minimum lot size for the subject land in Calala (3200m²) from R5 Large Lot Residential (2ha minimum lot size) to R1 General Residential (600m² minimum lot size).**

PP Number : **PP_2013_TAMWO_004_00** Dop File No : **13/09077**

Planning Team Recommendation

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

S.117 directions : **3.1 Residential Zones
3.4 Integrating Land Use and Transport**

Additional Information : **The Planning Proposal should proceed subject to the following conditions:**

- 1. Community consultation be undertaken for a minimum period of 14 days;**
- 2. No consultation with Government agencies is required;**
- 3. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway Determination; and**
- 4. Council be issued with a 'Written Authorisation to Exercise Delegation' to make this plan.**

Supporting Reasons : **The Planning Proposal should proceed as it applies appropriate zone and minimum lot size controls to an approved residential subdivision and rectifies an oversight in the preparation of the Tamworth Regional LEP 2010 maps.**

Panel Recommendation

Recommendation Date : **06-Jun-2013**

Gateway Recommendation : **Passed**

Panel Recommendation : **The planning proposal should proceed subject to the following conditions:**

- 1. 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 & Infrastructure 2013) and must be made publicly available for a minimum of 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).**
- 2. No consultation is required with the public authorities under section 56(2)(d) of the EP&A.**
- 3. 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).**
- 4. The timeframe for completing the LEP is to be 6 months from the week following the**

Tamworth Regional LEP 2010 Amendment No 6 - Lampada Estate

date of the Gateway determination.

Signature:



Printed Name:

JEFF HORN

Date:

07/06/13