



Gateway Determination

Planning proposal (Department Ref: PP_2014_TAMWO_002_00): to include Lots 1, 2, 3, 26 and 27 DP 37341, 508-514 Armidale Rd, Nemingha, in Schedule 1 – Additional Permitted Uses of Tamworth Regional LEP 2010 for the purpose of a vehicle body repair workshop.

I, the General Manager, Northern Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Tamworth Regional Local Environmental Plan (LEP) 2010 to include Lots 1, 2, 3, 26 and 27 DP 37341, 508-514 Armidale Rd, Nemingha, in Schedule 1 – Additional Permitted Uses for the purpose of a vehicle body repair workshop 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 and Environment 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 and Environment 2013).
2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
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 date of the Gateway determination.

Dated 10th day of September 2014.

Jim Clark
Acting General Manager, Northern Region
Housing, Growth and Economics
Department of Planning and Environment
Delegate of the Minister for Planning