

Tamworth Regional LEP 2010 - Inclusion of an existing vehicle body repair workshop at 508-514 Armidale Rd, Nemingha, in Schedule 1 - Additional Permitted Uses

Proposal Title : Tamworth Regional LEP 2010 - Inclusion of an existing vehicle body repair workshop at 508-514 Armidale Rd, Nemingha, in Schedule 1 - Additional Permitted Uses

Proposal Summary : The Planning Proposal seeks to amend Tamworth Regional LEP 2010 by including Lots 1,2,3, 26 and 27 DP 37341, corner of Railway Street and Armidale Rd, Nemingha, in Schedule 1 Additional Permitted Uses for the purpose of a vehicle body repair workshop. This will enable the existing vehicle body repair workshop to continue to operate and facilitate the redevelopment of the site to improve its operational functionality.

PP Number : PP_2014_TAMWO_002_00 **Dop File No :** 14/14541

Planning Team Recommendation

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

S.117 directions: 3.1 Residential Zones

Additional Information : It is recommended that:

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. That no further consultation with State or Commonwealth agencies is necessary;
5. That an authorisation to exercise delegation be issued to Council;
6. That the Director General's delegate determine that the inconsistency with s117 Direction 3.1 Residential Zones is justified as a matter of minor significance.

Supporting Reasons : The proposed amendment to the Tamworth Regional LEP 2010 will enable the continued use of the site as a vehicle body repair workshop and the redevelopment of the site to improve its functional operation.

Panel Recommendation

Recommendation Date : 10-Sep-2014

Gateway Recommendation : Passed with Conditions

Panel Recommendation : This planning proposal is considered minor and the Gateway determination is to be issued under delegation by the Northern Region Acting General Manager. Therefore the planning proposal will not be considered by the panel.

Gateway Determination

Decision Date : 10-Sep-2014

Gateway Determination : Passed with Conditions

Decision made by : General Manager, Northern Region

Exhibition period : 14 Days

LEP Timeframe : 6 months

Gateway Determination : 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 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).

**Tamworth Regional LEP 2010 - Inclusion of an existing vehicle body repair workshop at
508-514 Armidale Rd, Nemingha, in Schedule 1 - Additional Permitted Uses**

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.

Signature: _____



Printed Name: _____

JIM CLARK

Date: _____

10 September 2014