

Gateway Determination

Planning proposal (Agency Ref: PP_2014_TAMWO_001_00): to rezone Lot 5, DP 1048585, Burgmanns Lane, South Tamworth from RU4 Primary Production Small Lots to SP3 Tourist and to remove the existing 40ha minimum lot size applying to the land for the purpose of developing a regional harness racing track and associated facilities.

I, the General Manager, Northern Region at Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Tamworth Regional Local Environmental Plan (LEP) 2010 to rezone Lot 5, DP 1048585, Burgmanns Lane, South Tamworth from RU4 Primary Production Small Lots to SP3 Tourist and to remove the existing 40ha minimum lot size applying to the land for the purpose of developing a regional harness racing track and associated facilities 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 (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 (Planning & Infrastructure 2013)*.
2. Consultation is required with the NSW Roads and Maritime Services under section 56(2)(d) of the EP&A Act. NSW Roads and Maritime Services is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.
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 12th day of March 2014.



Stephen Murray
General Manager, Northern Region
Growth Planning & Delivery
Planning and Infrastructure

Delegate of the Minister for Planning and
Infrastructure