

Tamworth Regional LEP 2010 - Rezoning of land for the development of a regional harness racing facility

Proposal Title : Tamworth Regional LEP 2010 - Rezoning of land for the development of a regional harness racing facility

Proposal Summary : This Planning Proposal seeks to rezone land from RU4 Primary Production Small Lots to SP3 Tourist to facilitate the development of a regional harness racing track and associated facilities. It also seeks to remove the 40ha minimum lot size currently applying to the land to facilitate the development.

PP Number : PP_2014_TAMWO_001_00 **Dop File No :** 14/04044

Planning Team Recommendation

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

S.117 directions: 1.2 Rural Zones
1.5 Rural Lands
3.4 Integrating Land Use and Transport

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 consultation with the NSW Roads and Maritime Services be undertaken;
5. That an authorisation to exercise delegation be issued to Council;
6. That the Director General's delegate determine that the inconsistencies with s117 Directions 1.2 Rural Zones, 1.5 Rural Lands and 3.4 Integrated Land Use and Transport are justified as the proposal is consistent with a strategy approved by the Director General.

Supporting Reasons : The Planning Proposal seeks to rezone Lot 5, DP 1048585, Burgmanns Lane, South Tamworth from RU4 Primary Production Small Lots to SP3 Tourist to facilitate the development of a new 1000m harness racing track and associated facilities including a clubhouse, marquee, stables and parade ring.

It is considered to be a significant development for Tamworth and is supported by Council's strategic planning work.

Panel Recommendation

Recommendation Date : 12-Mar-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 Regional Director. Therefore the planning proposal will not be considered by the panel.

Gateway Determination

Decision Date : 12-Mar-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 (Planning & Infrastructure 2013) and must be made publicly available for a minimum

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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.

Signature:



Printed Name:

STEPHEN MURRAY

Date:

12 March 2014