



Rezoned land at Belmore Street, Tamworth

Proposal Title : Rezoned land at Belmore Street, Tamworth

Proposal Summary : The proposal seeks to rezone Lot 4 DP 1059291, Lot 5 DP 1117974 and the adjoining unnamed laneway, 70-72 Belmore Street, Tamworth to Zone B4 Mixed Use and apply a 1:1 Floor Space Ratio.

PP Number : PP_2015_TAMWO_001_00 Dop File No : 15/08539

Planning Team Recommendation

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

S.117 directions: **1.1 Business and Industrial Zones**
3.1 Residential Zones
3.4 Integrating Land Use and Transport
5.1 Implementation of Regional Strategies
6.3 Site Specific Provisions

Additional Information : **1. The Planning Proposal be supported;**
2. The Planning Proposal be exhibited for 14 days;
3. The Planning Proposal be completed within 9 months;
4. No State agency consultation be required;
5. That the Secretary (or her delegate) agree that the inconsistency with section 117 Direction 1.1 Business and Industrial Zones is of minor significance; and
6. That an authorisation to exercise delegation be issued to Council.

Supporting Reasons : **The proposal is supported as it will help the future commercial development of the land consistent with the nature of the existing site and its surrounds.**

Panel Recommendation

Recommendation Date : **26-May-2015**

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 General Manager. Therefore the planning proposal will not be considered by the panel.**

Gateway Determination

Decision Date : **26-May-2015**

Gateway Determination : **Passed with Conditions**

Decision made by : **General Manager, Northern Region**

Exhibition period : **14 Days**

LEP Timeframe : **9 months**

Gateway Determination : **1. Community consultation is required under sections 56(2)(c) and 57 of the 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 Infrastructure 2013).
2. No consultation is required with public authorities under section 56(2)(d) of the 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 Act. This does not discharge Council from any obligation it may

Rezone land at Belmore Street, Tamworth

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 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

STEPHEN MURRAY

Date:

26 May 2015