

Tamworth Regional LEP 2010 - Amendment No 10 - Hills Plain Lot Size Amendment

Proposal Title : **Tamworth Regional LEP 2010 - Amendment No 10 - Hills Plain Lot Size Amendment**

Proposal Summary : **To amend the minimum lot size provisions for various parcels of land to increase the permitted residential density in the Hills Plain Urban Release Area.**

PP Number : **PP_2016_TAMWO_001_00** Dop File No : **16/04674**

Planning Team Recommendation

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

S.117 directions: **3.1 Residential Zones
3.4 Integrating Land Use and Transport
4.3 Flood Prone Land
4.4 Planning for Bushfire Protection**

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 the Secretary's delegate notes that the inconsistency with s117 Direction 4.4 Planning for Bushfire Protection is outstanding until consultation with the NSW Rural Fire Service is complete;**
- 5. Prior to community consultation the proposal be amended to include accurate mapping of the 1000m2 minimum lot size area;**
- 6. That State agency consultation be undertaken with the Rural Fire Service and Roads and Maritime Services; and**
- 7. That a written authorisation for Council to exercise its plan making delegations be granted for this matter.**

Supporting Reasons : **The proposal will increase the density of residential development in the Hills Plain Urban Release Area to maximise the efficient use of existing and planned reticulated sewer infrastructure. The proposal will not increase the overall predicted lot yield for the Hills Plain area due to changes in anticipated development patterns since the was original zoned for residential purposes.**

Panel Recommendation

Recommendation Date : **24-Mar-2016** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The proposals is of local significance and can be appropriately considered by the Director Regions, Northern without referral to the LEP Panel.**

Gateway Determination

Decision Date : **24-Mar-2016** Gateway Determination : **Passed with Conditions**

Decision made by : **Regional Director, Northern Region**

Exhibition period : **14 Days** LEP Timeframe : **6 months**

Gateway Determination : **1. Prior to community consultation the following matters are to be addressed:**

- (a) the associated Traffic Study is to be completed and included in the exhibition material; and**
- (b) the maps in Attachment 3 and 4 are to be amended to show the proposed western 1000m2 minimum lot size area abutting the eastern boundaries of Lot 511, DP 1193299 and**

Lots 1103-1110, DP 1217312.

2. 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 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 (Department of Planning and Infrastructure 2013).

3. Consultation is required with the following public authorities under section 56(2)(d) of the Act and to comply with the requirements of relevant S117 Directions:

- NSW Rural Fire Service
- NSW Roads and Maritime Services

Each public authority 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.

4. 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 otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Craig Diss

Date:

24 March 2016