

Tamworth Regional LEP 2010 - Amendment No 13 - Tamworth Cemetery

Proposal Title : Tamworth Regional LEP 2010 - Amendment No 13 - Tamworth Cemetery

Proposal Summary : This Planning Proposal seeks to:

- Rezone land on the corner of Showground Road and Dampier Street, Tamworth from B5 Business Development to SP1 Special Activities (Cemetery) to enable the expansion of the Tamworth Lawn Cemetery;
- Rezone land adjacent to Jewry Street, Tamworth from RE1 Public Recreation to B5 Business Development to enable an additional road access point to an existing commercial area; and
- Alter the Floor Space Ratio provisions for both areas to reflect their proposed zoning.

PP Number : PP_2017_TAMWO_002_00 **Dop File No :** 17/02263

Planning Team Recommendation

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

S.117 directions: 1.1 Business and Industrial Zones
6.2 Reserving Land for Public Purposes

- Additional Information :**
1. The planning proposal is to be amended prior to exhibition to detail its inconsistency with section 117 direction 6.2 Reserving Land for Public Purposes
 2. Consultation is to be undertaken with NSW Roads and Maritime Services.
 3. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 28 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).
 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 time frame for completing the LEP is to be 9 months from the week following the date of the Gateway determination.
 6. That an authorisation to exercise delegation be issued to Council; and
 7. That the Secretary's delegate determine that the inconsistencies with s117 Directions 1.1 Business Zones and 6.2 Reserving land for Public Purposes are justified as being of minor significance.

Supporting Reasons : This Planning Proposal will enable the expansion of the Tamworth Lawn Cemetery to cater for the future needs of the community and provide an additional access point to existing commercial land in Taminda.

Panel Recommendation

Recommendation Date : 13-Feb-2017 **Gateway Recommendation :** Passed with Conditions

Panel Recommendation : This proposal is considered to be of local significance and can appropriately be considered by the Acting Director Regions, Northern. Referral to the panel is not required.

Gateway Determination

Decision Date : **14-Feb-2017** Gateway Determination : **Passed with Conditions**

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

Exhibition period : **28 Days** LEP Timeframe : **9 months**

Gateway Determination :

1. The planning proposal is to be amended prior to public exhibition to detail its inconsistency with Section 117 direction 6.2 Reserving Land for Public Purposes.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 28 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 2016).
3. Consultation is required with the Roads and Maritime Service under section 56(2)(d) of the Act. The Roads and Maritime Service 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 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Craig Diss

Date:

14/2/17