

Gateway Determination

Planning proposal (Department Ref: PP_2017_TAMWO_004_00): to rezone land and alter the development provisions for land referred to as the Tamworth Enterprise Area at Westdale.

I, the Director Regions, Northern at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Tamworth Regional Local Environmental Plan (LEP) 2010 to rezone land and alter the development provisions for land referred to as the Tamworth Enterprise Area at Westdale should proceed subject to the following conditions:

1. Prior to community or agency consultation, the Planning Proposal is to be amended to:
 - a. ensure the description of the subject land includes all lots and adjacent road and rail infrastructure within the proposal area; and
 - b. include a report specifying the findings of investigation of the land carried out in accordance with the contaminated land planning guidelines for per & poly-fluoroalkyl substances (PFAS) due to the proximity the Tamworth Regional Airport.
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 local environmental plans"* (Department of Planning and Environment 2016).
3. Consultation is required with the following public authorities/organisations under section 56(2)(d) of the Act and/or to comply with the requirements of relevant Section 117 Directions:
 - Civil Aviation Safety Authority
 - Lessees of the aerodrome
 - Office of Environment and Heritage
 - Office of Water
 - Department of Primary Industries (Agriculture)

- Department of Primary Industries (Fisheries)
- Roads and Maritime Services
- Transgrid
- Essential Energy
- APA (Gas distribution network)
- ARTC
- Tamworth Local Aboriginal Land Council
- NSW Local Aboriginal Land Council

Each public authority/organisation 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 following the date of the Gateway determination.

Dated *10* day of *NOVEMBER* 2017



Jeremy Gray
Director Regions, Northern
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning