

Tamworth Regional LEP 2010 - Velodrome Rezoning

Proposal Title : **Tamworth Regional LEP 2010 - Velodrome Rezoning**

Proposal Summary : **This Planning Proposal seeks to rezone land at the corner of Peel and Roderick Street, Tamworth (comprising primarily the Tamworth Velodrome) to B3 Commercial Core and alter the floor space ratio to enable redevelopment of the site.**

PP Number : **PP_2017_TAMWO_001_00** Dop File No : **17/02096**

Planning Team Recommendation

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

S.117 directions: **1.1 Business and Industrial Zones
3.2 Caravan Parks and Manufactured Home Estates
3.4 Integrating Land Use and Transport
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 required with the Roads and Maritime Services under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions.

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 timeframe 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 3.2 Caravan Parks and Manufactured Home Estates and 6.2 Reserving land for Public Purposes are justified as being of minor significance.

Supporting Reasons : **This Planning Proposal will enable the development of the land for commercial purposes by providing a significant increase in B3 Commercial Core zoned land adjoining the existing Tamworth CBD. It will also enable Council to sell the land and direct the revenue towards the further development of the regional sporting precinct.**

Panel Recommendation

Recommendation Date : **01-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 : **02-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 is to 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 Services (RMS) under section 56(2)(d) of the Act. The RMS 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 Duss

Date:

2 / 2 / 2017