

## Gateway Determination

**Planning proposal (Department Ref: PP-2021-5320):** to permit temporary workers accommodation on Lot 58 DP 1221018, 2-26 Basil Brown Drive, Westdale, with consent.

I, the Director, Northern Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Tamworth Regional Local Environmental Plan (LEP) 2010 to permit temporary workers accommodation on Lot 58 DP 1221018, 2-26 Basil Brown Drive, Westdale, with consent, should proceed subject to the following conditions:

1. The objective and intended outcome of the planning proposal is to be facilitated through the inclusion of an additional local clause. Prior to requesting that the draft LEP is prepared, references to Schedule 1 Additional Permitted Uses are to be replaced with a plain English explanation of a proposed additional clause to permit temporary workers accommodation on the subject site.
2. Public exhibition is not required under section 3.34(2)(c) and schedule 1 clause 4 of the Act due to the minor nature of the proposal and the location of the site within the Tamworth Airport Precinct.
3. No consultation is required with public authorities/organisations under section 3.34(2)(d) of the Act.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(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 planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
  - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination.
6. The time frame for completing the LEP is to be **six (6) months** following the date of the Gateway determination.

Dated 20 day of September 2021.

A handwritten signature in black ink, appearing to read 'J. Gray', is positioned above the printed name and title.

**Jeremy Gray**  
**Director, Northern Region**  
**Local and Regional Planning**  
**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning**  
**and Public Spaces**