

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2021-7149)

I, Acting Director, Northern Region at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 24 December 2021 for the proposed amendment to the Tamworth Local Environmental Plan 2010 as follows:

1. Delete:

“condition 1”

and replace with:

a new condition 1: Prior to agency and community consultation:

- (a) the planning proposal is to be amended to:
 - (i) update the proposed land zoning and minimum lot size (MLS) maps to include Browns Lane within the new proposed zone and MLS;
 - (ii) remove the reference to the land being incorrectly mapped in a draft report as State Significant Agricultural Land (SSAL);
 - (iii) address the specific requirements of the New England North West Regional Plan 2041, Appendix A - Interim Settlement Planning Principles to include a more detailed discussion;
 - (iv) include a discussion on the proposal's consistency with the New England North West Regional Plan 2041;
 - (v) discuss any potential impacts on the current water supply for the city of Tamworth;
 - (vi) address the potential for an increased risk of land use conflict resulting from agricultural land, and mitigation to manage this risk;
 - (vii) amend the rezoning footprint to be located fully outside the existing sewage treatment plant buffer identified under Tamworth Regional LEP 2010; and
 - (viii) include the recommendations of the reports required by subclause (b) (i)-(v).
- (b) prepare the following reports which accurately reflect the zoning layout:
 - (i) Traffic Impact Assessment;
 - (ii) Ecological Assessment;
 - (iii) Aboriginal Cultural Heritage Assessment;
 - (iv) Servicing Strategy; and
 - (v) Preliminary Contamination Assessment.

2. Delete:

“condition 6”

and replace with:

a new condition 6: “The time frame for completing the LEP is by 24 April 2023.”

Dated 13th day of January 2023.



Lucy Walker
Acting Director, Northern Region
Local and Regional Planning
Department of Planning and Environment

Delegate of the Minister for Planning