



New South Wales

Tamworth Local Environmental Plan 1996 (Amendment No 23)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (T08/00006/PC)

KRISTINA KENEALLY, M.P.,
Minister for Planning

2009 No 17

Clause 1 Tamworth Local Environmental Plan 1996 (Amendment No 23)

Tamworth Local Environmental Plan 1996 (Amendment No 23)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Tamworth Local Environmental Plan 1996 (Amendment No 23)*.

2 Aims of plan

The aims of this plan are as follows:

- (a) to introduce a new zone under *Tamworth Local Environmental Plan 1996*, Zone No 3 (c) Business Development, and to specify the development controls applying to land within the new zone,
- (b) to rezone certain land within the Taminda Industrial Precinct, Tamworth as follows:
 - (i) by rezoning Tamworth Showground, being Lot 1, DP 112654, Lot 4, DP 535457 and Lot 16, DP 526354, Showground Road, Parish of Calala from Zone No 6 Recreation to Zone No 4 Industrial,
 - (ii) by rezoning Tamworth Greyhound Racing Track, being Lot 1, DP 745634, Showground Road, Parish of Calala from Zone No 6 Recreation to Zone No 4 Industrial,
 - (iii) by rezoning Minor League Park, being Lot 3, DP 217032, Jewry Street, Parish of Calala from part Zone No 1 (e) Future Investigation and part Zone No 6 Recreation to Zone No 3 (c) Business Development,
 - (iv) by rezoning Part Lot 144, DP 1109647, Road Segment No 136544, being part of Road variable width in DP 1109647, Belmore Street, Parish of Calala from Zone No 1 (e) Future Investigation to Zone No 4 Industrial,
 - (v) by rezoning Lot 2, DP 633198, Dampier Street, Parish of Calala from Zone No 6 Recreation to Zone No 3 (c) Business Development.

3 Land to which plan applies

This plan applies to various land within the City of Tamworth in the industrial precinct of Taminda, as shown edged heavy black on the map marked “Tamworth Local Environmental Plan 1996 (Amendment No 23)” deposited in the offices of Tamworth Regional Council.

4 Amendment of Tamworth Local Environmental Plan 1996

Tamworth Local Environmental Plan 1996 is amended as set out in Schedule 1.

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Schedule 1 Amendments

Schedule 1 Amendments

(Clause 4)

[1] Clause 6 How are types of development and other terms defined in this plan?

Insert in appropriate order in the definition of *the map* in clause 6 (1):

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[2] Clause 8 What zones apply in this plan?

Insert after the matter relating to Zone No 3 (b) Special Business (Airport):

Zone No 3 (c) Business Development—coloured teal, edged black and lettered “3 (c)”

[3] Clause 19 What business zones apply in this plan?

Insert after the matter relating to Zone No 3 (b) Special Business (Airport):

3 (c) Business Development

[4] Clause 19, development control table

Insert after the matter relating to Zone No 3 (b) Special Business (Airport):

Zone No 3 (c) Business Development

1 Objective of the zone

The general objective of this zone is to enable a mix of business and warehouse uses, and specialised retail uses that require a large floor area, in locations that are close to, and that support the viability of, centres.

2 Development allowed without development consent

Development for the purpose of:
bushfire hazard reduction,
utility installations,
utility undertakings.

3 Development allowed only with development consent

Any development not included in Item 2 or 4.

4 Development which is prohibited

Development for the purpose of:

- agriculture,
- boarding houses,
- brothels (unless on land identified by diagonal hatching on the map),
- camp or caravan sites,
- depots,
- dual occupancies,
- dwelling-houses (unless ancillary to development permitted in the zone),
- educational establishments,
- environmental facilities,
- exhibition homes,
- extractive industries,
- forestry,
- group homes,
- hazardous storage establishments,
- home activities,
- hospitals,
- housing for aged or disabled persons,
- industries,
- institutions,
- liquid fuel depots,
- major commercial premises,
- major retail premises,
- manufactured home estates,
- mines,
- offensive storage establishments,
- places of worship,
- recreation facilities,
- roadside stalls,
- rural industries,
- rural workers' dwellings,

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Schedule 1 Amendments

shops (unless ancillary to development permitted in the zone or catering to the local needs of the area),
vehicle body repair workshops,
vehicle repair stations.

[5] Clause 22

Insert after clause 21:

22 What is the minimum area for subdivision of land within Zone No 3 (c)?

The Council may grant consent for the subdivision of land in Zone No 3 (c) only if each allotment proposed to be created in the subdivision has an area of not less than 1,000m².

BY AUTHORITY
