



New South Wales

# **Tamworth Regional Local Environmental Plan 2010 (Amendment No 24)**

under the

**Environmental Planning and Assessment Act 1979**

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

PAUL BENNETT, GENERAL MANAGER  
TAMWORTH REGIONAL COUNCIL  
As delegate for the local plan-making authority

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### **1 Name of Plan**

This Plan is *Tamworth Regional Local Environmental Plan 2010 (Amendment No 24)*.

### **2 Commencement**

This Plan commences on the day on which it is published on the NSW legislation website.

### **3 Land to which Plan applies**

This Plan applies to the following—

- (a) Part Lot 1, DP 1198645, 21 Burgmanns Lane, Warral,
- (b) Lot 6, DP 1211122, Duri Road, Hillvue,
- (c) Lot 1, DP 1213875, Bylong Road, Hillvue,
- (d) Lot 2, DP 1213875, Burgmanns Lane, Warral.

### **4 Maps**

The maps adopted by *Tamworth Regional Local Environmental Plan 2010* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this Plan.

## Schedule 1 Amendment of Tamworth Regional Local Environmental Plan 2010

### [1] Part 7 Additional Local Provisions

Insert at the end of Part 7, with appropriate clause numbering—

#### **Development on certain land located at Duri Road, Hillvue and Burgmanns Lane, Warral**

- (1) The objectives of this clause are as follows—
  - (a) to ensure the provision of a mix of dwelling types and housing choice,
  - (b) to ensure the efficient use of public infrastructure and land resources,
  - (c) to meet the demand for regional housing,
  - (d) to ensure the viability of public transport, recreation, community facilities and other services in the area.
- (2) This clause applies to land identified as “Dwelling Density” on the Dwelling Density Map.
- (3) Development consent must not be granted for the subdivision of land shown on the Dwelling Density Map unless the consent authority is satisfied that—
  - (a) the dwelling density to be achieved by the development is at least 10 dwellings per hectare, and
  - (b) the development does not result in more than 2,350 lots on land to which this clause applies.
- (4) In this clause—

***dwelling density*** means the ratio of the number of dwellings to the area of the land to be occupied by the development, including internal streets and half the width of any roads adjoining the development that provide vehicular access to the development but excluding land used for public open space and land used for non-residential purposes.

### [2] Dictionary

Insert in alphabetical order—

***Dwelling Density Map*** means the Tamworth Regional Local Environmental Plan 2010 Dwelling Density Map.