



NSW GOVERNMENT
Department of Planning

Office of the Director General

Mr Glenn Inglis
General Manager
Tamworth Regional Council
PO Box 555
TAMWORTH NSW 2340

Received Tamworth Regional Council 28 APR 2008	Y08/890
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O HARRISON, Genevieve	

Dear Mr Inglis

① Doreen Alison McGowan

I refer to Council's letters of 20 December 2007, and 11 April 2008, concerning the endorsement of the Tamworth Regional Development Strategy.

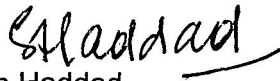
Council is to be congratulated on the Development Strategy. The Strategy will help to guide the orderly release of land within the Tamworth Local Government Area for the next 25 years. It is also understood that the upcoming comprehensive LEP will be seeking to implement the first stage of the Strategy by providing adequate land for the next 10 years (five years plus a five year buffer).

Following consideration of the draft strategy and additional information I am pleased to approve the Tamworth Regional Development Strategy to enable Council to continue preparing their LGA wide comprehensive LEP subject to the following matters:

- that the preparation of the comprehensive LEP is in accordance with the outcomes of the Strategy, and is consistent with the relevant State Environmental Planning Policies and 117 Directions;
- the Department supports the Strategy's recommendations that the primacy of the Tamworth CBD be retained, that the Tamworth CBD continues in the role of being the major retail and commercial focus for the Region, and that there is no identified demand for additional land to be rezoned for retail/commercial purposes over the life of the Strategy (other than the proposed core expansion and Business Park). Any proposal to rezone retail/commercial land outside these areas will therefore need a detailed assessment to justify the demand, plus the appropriate amount and location of retail development which is required for the Region;
- the proposed Equine Industrial Area is included within the Strategy as a future investigation area for equine related development. As such, it will require further investigation and planning before the Department will be in a position to endorse its inclusion into any future LEP;
- the proposed 'Stratheden' future investigation area for residential development within the Strategy be replaced with a generalised identification for the locality; and
- to maintain the identified Settlement Hierarchy contained within the Strategy, a consistent approach to the zoning of 'towns' such as Barraba, Manilla and Nundle, should be adopted in the preparation of the LEP.

Should you have any further enquiries about this matter, I have arranged for Mr Jon Stone, Regional Planning Officer to assist you. Mr Stone may be contacted at the Department's Tamworth Office on telephone number (02) 67019689.

Yours sincerely



Sam Haddad
Director General

18/4/2008 .