



**Planning &
Infrastructure**

Mr Paul Bennett
General Manager
Tamworth Regional Council
PO Box 555
TAMWORTH NSW 2340

12/02860

Dear Mr Bennett

I refer to Council's letter seeking approval of the South Tamworth Rural Lands Master Plan 2012.

Following consideration of the Master Plan, I am pleased to approve the South Tamworth Rural Lands Master Plan 2012. Completion and approval of the Master Plan will enable Council to prepare Planning Proposals to rezone the subject land in appropriate staged releases. I look forward to Council progressing and finalising the upcoming Planning Proposals.

When preparing the future Planning Proposals, Zone SP3 Tourist should only be utilised where it can be demonstrated that no other appropriate zone is available or to specific sites on which major tourist infrastructure is located. Alternate zoning options for locations on which support uses will be located, such as tourist accommodation, should be considered prior to rezoning. Council should also be mindful of the need to zone land in stages and monitor its development to ensure that suitable quantities of appropriately zoned vacant land are available, while not creating potential undersupply or oversupply issues, rather than pursuing strict compliance with the staged release program.

Should you have any further enquiries about this matter, I have arranged for Mr Jon Stone – Regional Planner, Northern Region, to assist you. Mr Stone may be contacted at the Department's Tamworth Office on telephone number (02) 6701 9688.

Yours sincerely



Richard Pearson
Deputy Director-General
Planning Operations and Regional Delivery

16/4/13