IRF26/4020

Mr Paul Bennett
General Manager
Tamworth Regional Council
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TAMWORTH NSW 2340

Via email: trc@tamworth.nsw.gov.au
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4 May 2026

Subject: Tamworth Regional Structure Plans - Endorsement

Dear Mr Bennett

I refer to your correspondence requesting the Department's endorsement of the Tamworth Regional Structure Plans.

I would like to acknowledge and commend Council for its significant efforts and commitment to strategic planning in preparing the Southern Gateway Activation Precinct, Kootingal Residential Growth Precinct and Tamworth Sports and Entertainment Precinct Structure Plans.

I am pleased to endorse the Structure Plans subject to the following conditions:

- The Stage 2 release area in the Southern Gateway Precinct and other lands identified in the Structure Plans for further investigation are supported only in principle and are not endorsed at the present time (unless identified within Council's Regional Housing Strategy) as they are outside the scope and period of the New England North West Regional Plan 2041.
- Trigger points for new land release should be based on growth rates with future rezoning proposals only progressed once need and demand have been established.
- Future rezoning proposals are to be supported by:
    - an assessment of consistency with the New England North West Regional Plan 2041 and relevant section 9.1 Ministerial directions;
    - detailed studies and assessment of site-specific development constraints (including matters such as biodiversity, traffic and transport, bushfire, flooding, potential land contamination, land use conflict, Aboriginal Cultural heritage, European heritage and noise and vibration);
    - infrastructure servicing plans.

Ongoing collaboration with the Department and other key agencies such as Transport for NSW and the Department of Climate Change, Energy, the Environment and Water will be vital in successful implementation of the Structure Plans.

Should you have any questions in relation to this matter, I have arranged for Ms Kate Campbell, Senior Planning Officer, to assist you. Ms Campbell can be contacted on 5778 1401 or kate.campbell@planning.nsw.gov.au.

Yours sincerely

Craig Diss
Director, Hunter and Northern Region
Local Planning & Council Support