

Our Ref: **10394**

31 March 2011

Megan Purkiss
Tamworth Regional Council
PO Box 555
TAMWORTH
N.S.W. 2340

Dear Megan,

Planning Proposal to Amend Tamworth Regional Local Environmental Plan 2010

Further to our discussions, please find following responses to your requests for additional information.

Direction 3.2: Caravan Parks and Manufactured Home Estates

A Caravan Park is a use that is permissible with consent in the SP3 zone. The planning Proposal does not seek to change this. Therefore the Planning Proposal is not inconsistent with this Direction.

Direction 4.1: Acid Sulphate Soils

The SP3 zone already provides for development and the Planning Proposal is not seeking an intensification of land uses.

We understand that Council does not have any Acid Sulphate Soil Planning Maps publicly available. However, a number of developments have taken place in the vicinity of the site (including Council's Sports Complex and the AELEC) and we have not been made aware of any acid sulphate soil issues in these sites. Furthermore, we note that the Tamworth Regional Development Strategy raises the matter in Part 8.2.5. However it does not specifically identify salinity as a major issue in this part of Tamworth. Therefore, we consider the probability of the presence of acid sulphate soils to be low.

Thus, based on the above comments, the Planning Proposal is considered to be consistent with this Direction.

Community Net Benefit Test

I have completed the Community Net Benefit Test using the template you have provided. The nature of the planning proposal is such that some benefits are qualitative, and cost cannot be quantified. Therefore I have added an additional column to the test template to distinguish the two aspects.

Should you require any further details or clarification, please do not hesitate to contact me.

Yours sincerely

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A handwritten signature in black ink, appearing to read 'S. McMahon', is positioned above the printed name. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Stephen McMahon
Director