

Planning and Infrastructure
Northern Region
PO Box 550
TAMWORTH NSW 2340

Attention: Jon Stone

Dear Mr Stone

TAMWORTH REGIONAL LOCAL ENVIRONMENTAL PLAN 2010 – HARNESS RACING NSW PLANNING PROPOSAL

Ref: MP/GH SF6342 Doc No.35825/2014

Reference is made to your correspondence dated 5 March 2014 regarding the Harness Racing NSW Planning Proposal to rezone Lot 5 DP 1048585, Burgmann, Lane, Tamworth to *SP3 - Tourist* for the purpose of a harness racing facility and associated structures.

The South Tamworth Rural Lands Master Plan identified the subject site as Tourist Related Development with the aim to provide an opportunity for future tourist activity while supporting the Australian Equine and Livestock Events Centre facility located in close proximity to the subject site.

The proposed *SP3 - Tourist* zone identified for Lot 5 DP 1048585, Burgmanns Lane, Tamworth will allow for additional permitted land uses that are compatible with the harness racing industry. The *RE2 – Private Recreation* zone excludes land uses such as animal boarding and training establishments, veterinary clinics, highway service centre and office premises. These are future land uses that have the potential to be developed on the site.

A Master Plan is currently being developed for the site which will provide a framework for future development. It is Council's intention to review the minimum lot size for the subject site during the exhibition process to determine if future associated uses can operate independently of the Harness Racing facility.

Council considers that the *SP3 – Tourist* zone is the appropriate zone for this land, and that the *RE2 – Private Recreation* zone does not provide sufficient flexibility in relation to land uses.

Should you require any further information in relation to this matter, please contact Council's Strategic Planner, Megan Purkiss on (02) 6767 5506.

Yours faithfully



Genevieve Harrison
Manager Strategic Planning

6 March 2014

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