

7.2 PLANNING PROPOSAL FOR TAMWORTH ENTERPRISE AREA - GLEN ARTNEY WESTDALE – FILE NO SF7600

DIRECTORATE: PLANNING AND COMPLIANCE
AUTHOR: Andrew Spicer, Senior Strategic Planner

2 ANNEXURES ATTACHED

RECOMMENDATION

That in relation to the report “Planning Proposal for Tamworth Enterprise Area - Glen Artney Westdale”, Council:

- (i) forward the planning proposal to the Department of Planning requesting a Gateway Determination in accordance with Sections 55 and 56 of the Environmental Planning and Assessment Act 1979;*
- (ii) request that the Minister of Planning exercise the plan making powers under Section 73A of the Environmental Planning and Assessment Act to amend the Tamworth Regional Local Environmental Plan 2010; and*
- (iii) upon receipt of a Gateway Determination in relation to the planning proposal, publicly exhibit the proposal.*

SUMMARY

The purpose of this report is to seek a resolution of Council to amend the *Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010)*, in relation to the lands identified between Marathon Street and Goddard Lane, Westdale. The proposal aims to rezone the site to facilitate the development of an industrial and commercial enterprise area.

Under the *Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010)*, the site is currently zoned *IN3 – Heavy Industrial*, *RU4 – Primary Production Large Lots* and *R5 – Large Lot Residential*. The proposed zoning will extend industrial zones across from the west to cover approximately 70% of the site with the remainder having a business zone.

The land currently has a combination of lot size provisions; *U – 1000m²*, *AB2 – 40Ha* and *Z – 2Ha*. It is proposed to remove minimum lot size provisions from the site entirely in keeping with Taminda and business zoned land in Tamworth. No other planning provisions are proposed to be changed.

The aim of these proposed changes is to provide a sizeable area of employment generating land with planning provisions that offer a range of options to underpin the development of a significant enterprise area.

COMMENTARY

The objective of this planning proposal is to facilitate the development of an employment generating and business activity lands on a significant area of land located approximately seven kilometres to the west of Tamworth City. The subject lands are referred to as the Tamworth Enterprise Area in this planning proposal.

The subject lands are identified as Lot 2 in DP 816346 and Lot 462 in DP 1178998, Westdale which is a suburb of Tamworth City NSW. A Map showing the subject lands is **ATTACHED**, refer **ANNEXURE 1**.

The proposed amendment will amend the *Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010) Land Zoning Map and Lot Size Map*.

Council has assessed an overall area of approximately 246 hectares located between the Westdale residential suburb (Marathon Street) in the east and the existing Glen Artney heavy industrial area to the west (Goddard Lane). The land is bounded by the Oxley Highway to the south which adjoins Tamworth Regional Airport and the Tamworth-Barraba rail line to the north, which runs parallel to Wallamore Road. Of these lands the proposed amendment affects a total area across the two existing lots of approximately 177 hectares.

The *Tamworth Enterprise Area Planning Proposal* is an outcome of more than a decade of strategic planning. The planning proposal is in accordance with the *Tamworth Regional Development Strategy 2008 - Section 7 Supporting Employment and Economic and Development* which informed the *TRLEP 2010*. It is also complementary to the *Glen Artney Development Strategy 2008* and the *Tamworth Regional Airport Master Plan 2015*.

The Department of Planning has formulated the *Draft New England North West Regional Plan* which was released for public comment on 19 December 2016, and exhibited for nine weeks to 20 February 2017.

This Draft Regional Plan specifically identifies the subject lands as 'Enterprise Investigation Area'. The combination of industrial and business zones is consistent with the aim of establishing the land as a major enterprise site in regional NSW.

The Draft Regional Plan is in the 'submission review period' which is the final stage prior to approval and expected to be released later in 2017.

Council acquired the subject lands in 2016, with the aim of securing the site for future industrial and business purposes. This planning proposal follows substantial master-planning and servicing assessment with a number of studies being undertaken to confirm that the land is suitable for the preferred land-uses. A concept Precinct Plan is **ATTACHED**, refer **ANNEXURE 2**.

The studies undertaken include; contaminated land assessment, Aboriginal cultural heritage assessment, flora and fauna study and additional peer review of findings. Council also commissioned a traffic study to assess the potential impact on the road network of the proposed amendment and a stormwater/drainage study of the entire catchment including the subject lands. Council has confirmed that the land can be supplied with water and sewer services. Detailed water supply and sewer services strategies are currently being progressed.

Based on the findings of the studies and investigations, Council has been able to confirm that the land is suitable for the land use proposed under this planning proposal.

The Planning Proposal represents a significant amendment to the *Tamworth Regional Local Environmental Plan 2010* as a considerable area of valuable employment generating land is captured by the proposed amendments.

In order to amend the *TRLEP 2010*, Council is required to submit the Planning Proposal to the Department of Planning for a Gateway Determination. The proposal has been written in accordance with the Department of Planning and Environment's '*A Guide to preparing Local Environmental Plans*' and '*A Guide to preparing Planning Proposals*'. It is also supported by the relevant studies described in this report.

Council will also request the Minister for Planning to exercise the planning powers under Section 73A of the *Environmental Planning and Assessment Act 1979* and grant Council delegated authority to amend the *TRLEP 2010*.

(a) Policy Implications

The Planning Proposal is in accordance *Tamworth Regional Development Strategy 2008* and *Draft New England North West Regional Plan*.

(b) Financial Implications

A funding strategy will be developed to support the servicing strategies for the precinct.

(c) Legal Implications

Amendments to the *Tamworth Regional Local Environmental Plan 2010* will alter the planning provisions for the subject site

(d) Community Consultation

Consultation has begun with neighbouring landholders and stakeholders. This process will be expanded as the master plan for the area is finalised. Community consultation requirements will be specified by the Department of Planning Gateway Determination.

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MOTION

Moved Cr Webb/Cr Maxwell

That in relation to the report “Planning Proposal for Tamworth Enterprise Area – Glen Artney Westdale”, Council:

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258/17 RESOLVED