

NSW Department of Planning, Industry and
Environment – Northern Region, Tamworth Office

northern@planning.nsw.gov.au

Attn: Ms Lucy Walker

Dear Lucy

**AMENDMENT TO THE *TAMWORTH REGIONAL LOCAL ENVIRONMENTAL PLAN 2010* – STRATHEDEN –
SUBMISSION OF PLANNING PROPOSAL**

Ref: GH/LA

The purpose of this letter is to submit the *Tamworth Regional Council Planning Proposal – Stratheden* to the NSW Department of Planning, Industry and Environment (DPIE) in accordance with Sections 3.33 and 3.34 of the *Environmental Planning and Assessment Act 1979*, please see the planning proposal attached.

The land which is the subject of this planning proposal is occupied by the Stratheden horse breeding facility. The land to be rezoned includes the following lots:

Lots 1, 2 and Part Lot 3 in DP 997767; Part Lot 708 DP 1252037; Lot 12 DP 245544; Part Lot 4 DP 212658; Lot 3 DP 209387; Lot 341 DP 622077; Lot 5 DP 209387.

The objective of the proposed amendment is to promote housing diversity and cater for the future growth of Tamworth by rezoning 105 hectares of the property. Stratheden is one of the key future residential release areas of Tamworth as identified in Blueprint 100 Part 1 and 2, which is the *Tamworth Regional Local Strategic Planning Statement 2020*. It is also identified in the *New England North West Regional Plan 2036*.

The amendments proposed to the *Tamworth Regional Local Environmental Plan 2010*, via the planning proposal, are described as follows:

- Rezone the subject land from *RU4 Primary Production Small Lots* to part *R1 General Residential* and part *R2 Low Density Residential*.
- The R1 zone will be applied to land that can be serviced with reticulated water and sewerage and is suitable for residential settlement at a density of approximately 10 dwellings per hectare. The R2 zone will be applied to small parts of the site that cannot be serviced with reticulated sewerage and are suitable for settlement at a density of approximately 2 dwellings per hectare.
- A minimum lot size of 450m² will be applied to the land zoned R1 General Residential. A minimum lot size of 4,000m² will be applied to the land zoned R2 Low Density Residential zone.

- In order to achieve residential settlement at a density of approximately 10 dwellings per hectare a map will be applied to that part of the site zoned R1. A map of 2 dwellings per hectare will be applied over that part of the site zoned R2, linked to a special provision. In order to match the long-term development density with water and sewerage infrastructure, a maximum dwelling capacity map will also be applied to all of the subject land and linked to a special provision in the *TRLEP 2010*. The wording of the special clause is not included in this planning proposal and will be determined in consultation with DPIE and NSW Parliamentary Counsel.
- No floor space ratio (FSR) or height limits will be imposed on the locality. This is consistent with these zones in other locations.

The planning proposal aims to increase housing choice, align minimum lot size and residential density controls and support the delivery of infrastructure.

Extensive planning has been undertaken over the last three years for the Stratheden locality. This includes master planning involving Council charrettes with all key parties and infrastructure planning for the area. A number of studies in relation to the majority of the subject lands were undertaken in early 2019 including; a flora and fauna assessment, cultural heritage assessment, contaminated land investigation, traffic modelling, flood investigation and a servicing strategy (water, sewer and stormwater drainage). Several additional properties have since been acquired by the land owner and are now included in the subject lands. Updating of the 2019 studies is consequently required to cover all of the subject lands. It is recommended that the completion of the updates occur as a condition of the Gateway Determination so that the studies are available prior to Agency consultation and public exhibition.

The planning proposal has been prepared by Tamworth Regional Council in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning, Industry and Environment Guidelines, 'A guide to preparing Local Environmental Plans' and 'A guide to preparing Planning Proposals'.

Council would like to request that the Minister for Planning, Industry and the Environment exercise his plan making powers to delegate to Council the authority to make the plan pursuant to Section 3.36 of the *Environmental Planning and Assessment Act 1979*. Please see attached a copy of the Delegated Plan Making Report Template.

Should you have any questions relating to this planning proposal please contact the undersigned or Council's Senior Integrated Planner, Andrew Spicer on (02) 6767 5421.

Yours Faithfully,



Genevieve Harrison

Manager, Integrated Planning

Liveable Communities Directorate

Tamworth Regional Council

Level 2, 437 Peel Street, Tamworth, NSW, 2340

Postal: PO Box 555, Tamworth, NSW, 2340

Email: g.harrison@tamworth.nsw.gov.au

Tamworth Regional Council - [Website](#) | [Facebook](#) | [Instagram](#)

1 December 2021



Attachments

Stratheden Planning Proposal - December 2021

Appendix 1 - Stratheden Subject Lands Map

Appendix 2 - Tamworth Regional LSPS 2020 Excerpt

Appendix 3 - New England North West Regional Plan Excerpt

Appendix 4 - Tamworth City-Wide Flooding Investigation Volume 1 Excerpt

Appendix 5 - Stratheden LEP Maps

Appendix 6 - Attachment 4 Evaluation Criteria

Appendix 7 - Attachment 5 Plan Making Reporting Template

Council Report and Resolution - 23 November 2021