



Cover image: Tamworth Country Music Festival

Planning Proposal Tamworth Special Entertainment Precincts

March 2026

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List of Abbreviations	
Abbreviation	Term
<i>Blueprint 100: Part 2: LSPS 2020</i>	<i>Tamworth Regional Blueprint 100: Part Two: Local Strategic Planning Statement 2020</i> adopted 26 May 2020
DPHI	Department of Planning, Housing and Infrastructure
<i>EP&A Act 1979</i>	Environmental Planning and Assessment Act 1979
FPA	Flood Planning Area
LEP	Local Environmental Plan
LGA	Local Government Area
<i>NENW Regional Plan 2041</i>	<i>New England North West Regional Plan 2041</i>
PMP	Precinct Management Plan
SEP	Special Entertainment Precinct
SEPP	State Environmental Planning Policy
<i>Tamworth Tomorrow Strategy 2022-2026</i>	<i>Tamworth Tomorrow – Economic Development and Investment Strategy 2022-2026</i>
<i>TRDCP 2010</i>	<i>Tamworth Regional Development Control Plan 2010</i>
<i>TRLEP 2010</i>	<i>Tamworth Regional Local Environmental Plan 2010</i>
<i>TRHS 2024</i>	<i>Tamworth Regional Housing Strategy 2024</i>

Table of Contents

Chapter 1 Introduction	4
Purpose of the Planning Proposal	4
The Gateway Process	5
Chapter 2 The Planning Proposal	6
Part 1: Objectives and Intended Outcomes	6
Part 2: Explanation of Provisions	6
Part 3: Justification	6
Part 4: Mapping	12
Part 5 Community and Agency Consultation	12
Chapter 3 Project Timeline	13

List of Tables

Table 1: Outline of planning proposal Process

Table 2: Agencies proposed to be consulted

Table 3: Project Timeline

Figures

Figure 1: Proposed Special Entertainment Precinct – Tamworth CBD

Figure 2: Proposed Special Entertainment Precinct – Tamworth Sport and Entertainment Precinct

Appendix

Appendix A: Assessment against SEPPs and Local Planning Directions

Chapter 1 Introduction

Purpose of the Planning Proposal

Tamworth is renowned as Australia's country music capital and hosts the nation's longest running country music festival. More recently, Tamworth has also become recognised as the national equine capital on account of the regular hosting of equine events in the city and the establishment of the world-class Australian Equine and Livestock Events Centre, the biggest of its kind in the Southern Hemisphere.

To further progress its credentials as a music capital and create more opportunities for live music performances, cultural events and stimulating the night-time economy, Council has resolved to progress planning for proposed "Special Entertainment Precincts" in the Tamworth Central Business District (CBD) and Tamworth Sports and Entertainment Precinct.

Special Entertainment Precincts

Special Entertainment Precincts (SEPs) are designated areas where tailored trading hours and sound management conditions encourage live performance, investment, support later-trading businesses, and foster safe, diverse and vibrant going-out districts. SEPs aim to improve the night-time economy within the precinct by facilitating favourable conditions for live music, entertainment and hospitality venues and other businesses. Under Section 202B of the *Local Government Act 1993*, a SEP is defined as an area, premises or precinct where:

- Entertainment sound is regulated by a precinct management plan (with fixed entertainment sound criteria)
- New or modified sensitive (typically residential or mixed-use) developments in and adjacent to the SEP must adequately soundproof against entertainment sound, with evidence provided at the Development Application (DA) stage
- New or modified venues must demonstrate they can operate within the set sound levels specified in the Development Control Plan (DCP) and precinct management plan
- Later trading hours are granted to businesses through the precinct management plan

On 25 February 2025, Tamworth Regional Council resolved to commence early engagement for two (2) new SEPs known as Tamworth Central Business District and Tamworth Sports and Entertainment Precinct SEPs.

The Gateway Process

The planning proposal process has a number of steps outlined in **Table 1: Outline of Planning Proposal Process**. The preparation of this planning proposal is the first step in DPHI's process for amending the *TRLEP 2010*.

Table 1: Outline of Planning Proposal Process

No.	Step	Explanation
1	Planning Proposal	Council prepares a planning proposal explaining the intended effect of a proposed Local Environmental Plan (LEP) and sets out the justification for making the LEP.
2	Gateway Determination	Department of Planning, Housing and Infrastructure (DPHI), as a delegate of the Minister for Planning, determines whether a planning proposal should proceed. If DPHI determine that the planning proposed should proceed, a Gateway Determination is issued subject to conditions.
3	Consultation	The planning proposal is placed on public exhibition in accordance with the conditions of the Gateway Determination. Consultation is also undertaken with other relevant agencies.

4	Assessment	Council considers the comments from other agencies and any submissions received in response to public exhibition. At an Ordinary Meeting of Council, it will be determined whether the planning proposal should be finalised, varied or not proceed.
5	Drafting	Parliamentary Counsel will draft the LEP. DPHI will draft the mapping.
6	Approval	The relevant Planning Authority approves the LEP, making it law.

This Planning Proposal – Tamworth Special Entertainment Precincts has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979 (EP&A Act 1979)* and the “*Local Environmental Plan Making Guidelines*” published by DPHI in August 2023.

This planning proposal includes the following components for each amendment to the *Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010)*:

- **Part 1** - A statement of the objectives and intended outcomes of the proposed instrument;
- **Part 2** - An explanation of the proposed provisions that are to be included in the proposed instrument;
- **Part 3** - The justification for those objectives, outcomes and the process for their implementation;
- **Part 4** - Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies; and
- **Part 5** - Details of the community consultation that is to be undertaken on the planning proposal.

Chapter 2 The Planning Proposal

Part 1: Objectives and Intended Outcomes

The **Objective** of this planning proposal is to amend the *TRLEP 2010* by establishing two SEPs in Tamworth. The nominated precincts include the Tamworth Central Business District (Tamworth CBD) and the Tamworth Sports and Entertainment Precinct. These precincts, shown in **Figures 1 and 2**, have been proposed in accordance with the *NSW Special Entertainment Precinct Guidelines*, published by the Office of the 24-Hour Economy Commissioner.

The **Intended Outcome** of this planning proposal is to improve the night-time economy within the identified precincts by facilitating favourable conditions for live music, entertainment and hospitality venues and other businesses.

Part 2: Explanation of Provisions

It is proposed to insert an additional local provision within Part 7 of *TRLEP 2010* to allow for the creation of special entertainment precincts as follows:

7.XX Special entertainment precinct

- (1) The objectives of this clause are as follows—
 - (a) to create conditions that encourage and sustain live entertainment, culture and creativity,
 - (b) to stimulate economic activity by providing more diverse night-time activities for visitors and residents,
 - (c) to provide greater operational certainty for venues and businesses by establishing consistent sound controls and trading hours,
 - (d) to balance the creation of a thriving night-time economy with the quality of life for residents.
- (2) This clause applies to land identified as “Tamworth Special Entertainment Precinct” on the *Special Entertainment Precinct Map*.
- (3) For the *Local Government Act 1993*, section 202C, a special entertainment precinct is established on the land to which this clause applies.

A special entertainment precinct is defined in section 202B and 202C of the *Local Government Act 1993* as where a single premises, precinct or other defined locality is identified in a local environmental plan by a council or in a State Environmental Planning Policy by the Minister for Planning and Public Spaces either at the request, or with the endorsement of a council, and trading hours and sound from entertainment activity is regulated by a precinct management plan.

Additionally, it is proposed to create a new map layer titled Special Entertainment Precinct Map and to designate the Tamworth CBD and the Tamworth Sports and Entertainment Precinct as Special Entertainment Precincts as shown in **Figures 1 and 2**.

The following definition would also be added to the Dictionary within the *TRLEP 2010*:

Special Entertainment Precinct Map means the *Tamworth Local Environmental Plan 2010 Special Entertainment Precinct Map*.



Figure 1: Proposed Special Entertainment Precinct – Tamworth CBD

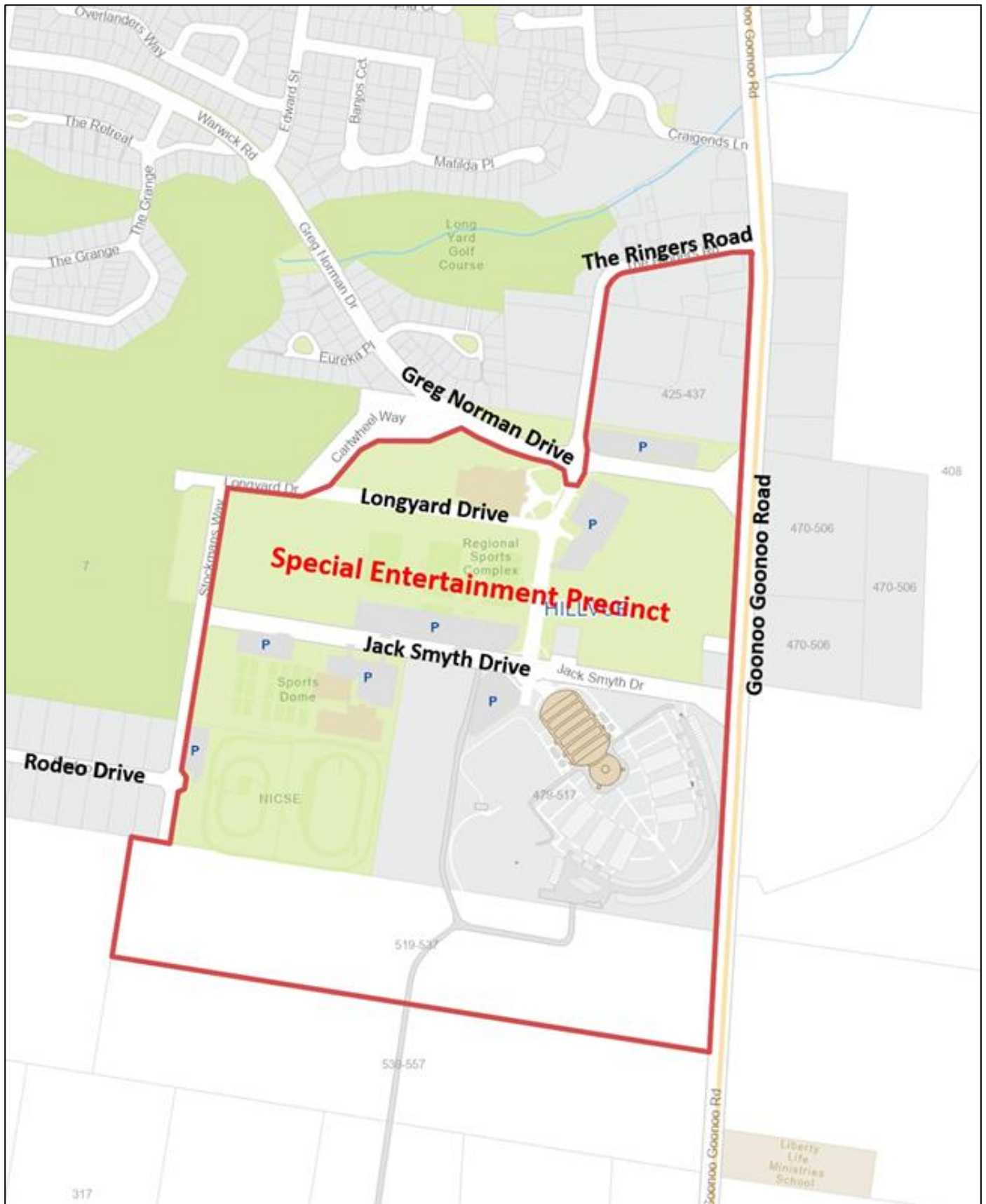


Figure 2: Proposed Special Entertainment Precinct - Tamworth Sport and Entertainment Precinct

The choice of these two locations as SEPs was based on the following:

Tamworth Central Business District – The Tamworth Central Business District (CBD) has long been a focal point for live entertainment, particularly during the Tamworth Country Music Festival. It is a key commercial and entertainment precinct that attracts a diverse range of visitors throughout the day and night. Council's Blueprint 100 also identifies the need to facilitate shop top housing in the Tamworth CBD, promote a vibrant nightlife and support the local economy with the SEP providing certainty for developers regarding noise considerations. The establishment of the SEP will help foster the vibrancy and activation of the CBD including the development of the new University campus and Cultural and Performing Arts Centre.

Tamworth Sports and Entertainment Precinct - Tamworth Sports and Entertainment Precinct host significant events, including concerts, major equine and sporting events. This precinct is a significant economic driver for Tamworth, and the SEP will ensure significant events remain a focal point for the precinct. The precinct also encompasses the Longyard Commercial Precinct which includes the Longyard Hotel and other commercial premises.

Part 3: Justification

Section A: Need for the planning proposal

Question 1 – Is the planning proposal a result of an endorsed LSPS, strategic study or report?

Council resolved on 25 February 2025 to endorse the establishment of two Special Entertainment Precincts. Following early community, agency and stakeholder engagement the SEPs boundaries were amended with Council resolving on 11 November 2025 to proceed to public exhibition on the two SEPs described below:

- a) Tamworth Central Business District, bounded by Darling Street, Marius Street, Muray Street, Kable Avenue, the Peel River and Part Lot 5 DP 122365., and
- b) Tamworth Sports and Entertainment Precinct, bounded by Goonoo Goonoo Road, The Ringers Road, Greg Norman Drive, Cartwheel Way, Longyard Drive, Stockmans Way and Lot 12 DP 240631

The establishment of Special Entertainment Precincts is consistent with several key Council strategies, including:

- ***Tamworth Regional Local Strategic Planning Statement 2020 (Blueprint 100)*** – in particular, planning priorities to create a prosperous region and celebrate our culture and heritage, and to encourage shop top and apartment living in Tamworth Central Business District;
- ***Tamworth Blueprint 100 Community Strategic Plan 2025-2035*** – in particular, focus areas relating to prosperity and innovation, celebrating cultures and heritage and a strong and vibrant identity;
- ***Tamworth Tomorrow (2022-2026) Economic Development and Investment Strategy*** – in particular, leveraging local events and cultural activities to promote and drive regional innovation and industry development; and
- ***Visitor Economy Plan (2022-2027)*** – noting the potential for SEPs to contribute to the region's economy and vibrancy by encouraging live music, performance venues and the night-time economy.

Question 2 – Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Establishment of Special Entertainment Precincts through the proposed amendment to *TRLEP 2010* and accompanying amendment to *TRDCP 2010* is the only means of achieving Council's intended outcomes including:

- balancing amenity demands of businesses and residents;
- protecting existing venues and future-proofing new precincts;
- supporting major festival and event programs, including but not limited to the Tamworth Country Music Festival;
- delivering more live music and performance opportunities;
- attracting investment and redevelopment; and
- giving greater certainty to both businesses and residents.

Section B: Relationship to the Strategic Planning Framework

Question 3 – Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The planning proposal gives effect to the following directions contained within the *New England North West Regional Plan 2041 (NENW Regional Plan 2041)*:

Objective 5: Enhance the diversity and strength of Central Business Districts and town centres

The *NENW Regional Plan 2041* recognises the important role the CBDs of Tamworth and Armidale play in servicing the broader region. Objective 5 encourages Councils to prioritise precinct planning and place-making, which should be undertaken in collaboration with local communities. Examples given include community events, markets and festivals, and local housing to promote activation, dining and the night-time economy.

Objective 7: Support a diverse visitor economy

This objective recognises the contribution a diverse visitor economy makes to the region's prosperity.

Strategy 7.1 advocates for local plans to enhance the amenity, vibrancy and safety of centres and township precincts.

The introduction of the proposed SEPs is intended to support these aims.

Objective 13: Provide well located housing options to meet demand

The plan encourages Councils to "Ensure local plans encourage and facilitate a range of housing options in well located areas to accommodate the projected household change." (Strategy 13.2). In this regard, the Tamworth Regional Blueprint 100: Part Two: Local Strategic Planning Statement 2020 (*Blueprint 100: Part 2: LSPS 2020*) and Tamworth Regional Housing Strategy 2024 (TRHS 2024), advocates for shop top and apartment living in key precincts of Tamworth such as the Tamworth CBD.

The establishment of Special Entertainment Precincts will provide more transparency and certainty for current and future residents regarding the regulation and management of noise controls, trading hours, systems for handling complaints etc.

Question 4 – Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Blueprint 100: Part 2: Local Strategic Planning Strategy 2020

The planning proposal is consistent with the Themes of *Blueprint 100: Part 2: LSPS 2020* to “facilitate smart growth and housing choices” and to “create a prosperous region”.

The vision for housing choices espoused in the *Blueprint 100: Part 2: LSPS 2020* includes shop top and apartment living in the Tamworth CBD. Residential growth within the Tamworth CBD will benefit from the proposed SEP insofar as it will provide greater certainty around the management of potential impacts of live music and related activities.

The theme of creating a prosperous region is accompanied by an action to develop a masterplan for the Tamworth CBD and consider the actions required to implement planning controls to activate the CBD, facilitate a university and unlock the potential for additional student housing and commercial growth.

The implementation of a SEP will contribute towards activating the Tamworth CBD, including by catering to a future student population.

Tamworth Regional Housing Strategy 2024

The TRHS 2024 (which has been endorsed by the Planning Secretary) notes that residents within the Tamworth CBD are most likely to be young adults, empty nesters or retirees. While these different demographic groups may have differing views in relation to acceptable impacts from live music and extended trading hours, all future Tamworth CBD residents will benefit from the clear regulation offered by establishment of a SEP.

Question 5 – Is the planning proposal consistent with any other applicable State and regional studies or strategies?

NSW 24-Hour Economy Strategy

The NSW 24-Hour Economy Strategy contains the following 5 strategic pillars to grow the State’s 24-Hour Economy:

- **An Enabling Regulatory Framework** – Regulatory and legislative amendments aimed at bringing back vibrancy to enable diverse, sustainable and safe night-time economies across NSW.
- **Vibrant, Coordinated Precincts and Places** – Fostering collaboration among stakeholders to support precinct building and place-based economies.
- **Night-time Workers, Culture and Industry Collaboration** – Collaborate across government and industry to support night-time workers, businesses and cultural entrepreneurs to thrive in the 24-hour economy.
- **Safety, Mobility, Access and Inclusion** – Enabling ease of movement to and from precincts while championing the wellbeing and safety of all within the night-time economy.
- **Authentic Storytelling** – Celebrating the unique stories of our districts and promoting the experiences they offer to locals, visitors and workers.

The NSW 24-Hour Economy Strategy champions the use of SEPs to support live entertainment through extended trading hours for live music venues and favourable noise controls that provide operational certainty for venues, neighbouring residents and businesses.

The proposed establishment of SEPs by this planning proposal is a critical step in creating an enabling

regulatory framework, demonstrating consistency with the NSW 24-Hour Economy Strategy.

NSW Special Entertainment Precinct Guidelines (November 2024)

Council has undertaken all relevant mandatory steps in the *NSW Special Entertainment Precinct Guidelines* (November 2024). A summary of the key activities undertaken in response to each step is set out in Table 2 below.

Table 2: Steps undertaken in accordance with NSW SEP Guidelines

Mandatory step	Description
Step 1.1 Council identifies and maps SEPs	Council has identified and mapped two SEPs as described within this planning proposal.
Step 1.2 Council officers establish strategic intent	Strategic merit has been established for the two SEPs as discussed in Part B of the planning proposal.
Step 1.3 Council officers obtain Council or Executive endorsement and notify DPHI, Liquor & Gaming NSW (L&G NSW) and the 24-Hour Economy Commissioner	A resolution of Council was obtained on 25 February 2025 for the establishment of the two SEPs. Council has notified DPHI, L&G NSW and the 24-Hour Economy Commissioner of its intention to establish a SEP.
Step 1.4 Council officers prepare a precinct management plan	A Precinct Management Plan has been prepared to support the establishment of the two SEPs. This has been completed in consultation with L&G NSW, NSW Police and the Local Health District.
Step 1.5 Council officers commence work on sound requirements in the SEPs and consult with and obtain feedback from L&G NSW as the regulator of entertainment sound and NSW Police on the compliance history of venues located in the SEP	Council has engaged an acoustic consultant to undertake a comprehensive review of sound management in a SEP. The Acoustic Toolkit accompanying the SEP Guidelines has been adopted for the Tamworth SEPs. Further consultation with on the sound criteria nominated in the precinct management plan will occur as part of the planning proposal.
Step 1.6 Council officers prepare a compliance framework for unlicensed premises	A compliance framework for unlicensed premises is included in the precinct management plan.
Step 1.7 Council officers prepare a planning proposal to map the SEPs in the LEP without a sunset clause	A planning proposal has been prepared to establish the Tamworth SEPs.
Step 1.8 Council officers prepare an optional DCP amendment	A site-specific development control plan has been prepared to support the Tamworth SEPs.
Step 1.9 Council officers undertake targeted pre-trial community consultation	Council officers have undertaken targeted pre-trial community consultation as discussed in section 8 of the precinct management plan.
<u>We are here</u> - Step 1.10 Council officers submit the planning proposal to DPHI for Gateway Determination, and arrange public exhibition, submission review and document updates	A planning proposal was submitted to DPHI on 17 November 2025. A Gateway Determination was issued by DPHI on 12 December 2025.
Step 1.11 Council approves trial, publishes SEP boundary, notifies the commencement of the trial on its website and commences the trial	Council will consider making the SEP permanent following the 12-month trial.

Step 1.12 Council officers publicise the trial SEPs on its website and planning certificates	Council officers publicise the trial SEPs on its website and planning certificates.
Step 1.13 Council officers evaluate the trial (recommended after 12 months) and report trial outcomes. Council consults with the community and resolves whether to make the SEPs permanent	Council officers evaluate the trial (recommended after 12 months) and report trial outcomes. Council consults with the community and resolves whether to make the SEPs permanent.

Question 6 – Is the planning proposal consistent with applicable SEPPs?

The planning proposal is consistent with all applicable SEPPs as per the assessment in **Table A1** in **Appendix A**.

Question 7 – Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

The planning proposal is consistent with all applicable Ministerial Directions as per the assessment in **Table A2** in **Appendix A**.

Section C: Environmental, social and economic impact

Question 8 – Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The planning proposal applies to developed urban areas and will not adversely impact critical habitat or threatened species, populations or ecological communities, or their habitats.

Question 9 – Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The primary environmental effect to be considered as part of this planning proposal is potential noise impacts arising from live music within the proposed SEPs.

In this regard, a PMP has been prepared for both proposed SEPs which contains provisions to regulate sound associated with entertainment-related activities within the SEPs. The PMP also sets out the process for management of noise complaints.

Question 10 – Has the planning proposal adequately addressed any social and economic effects?

The planning proposal will formally establish the proposed SEPs at the Tamworth CBD and Tamworth Sports and Entertainment Precinct. Social and economic effects associated with the SEPs have been considered in the preparation of the PMP for the SEPs.

The SEPs are anticipated to have a positive economic impact by promoting and stimulating Tamworth's night-time economy.

The SEPs are also intended to foster creativity and social connection within the Tamworth region. Any anti-social behaviour associated with entertainment activities will be managed in accordance with the PMP.

Section D: Infrastructure (Local, State and Commonwealth)

Question 11 – Is there adequate public infrastructure for the planning proposal?

As part of the establishment of the SEPs, Council will liaise with Transport for NSW, NSW Police and private transport companies (buses, taxis, uber) to investigate ways to improve transport options

after dark. This will also include discussions with venues about courtesy buses and methods to manage the movement of people from venues after venues close.

Section E: State and Commonwealth Interests

Question 12 – What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The proposed SEPs that will be established by this planning proposal have been supported by the NSW Government who provided funding in the form of a “Special Entertainment Precinct Kickstart Grant” to advance planning for the precincts.

Relevant government agencies will be consulted in accordance with conditions accompanying the gateway determination issued by the Department of Planning, Housing and Infrastructure for the planning proposal. This is likely to include stakeholder engagement workshops with key agencies.

Part 4: Mapping

This planning proposal will require the creation of a new LEP map that identifies the location of the proposed SEPs at Tamworth CBD and the Tamworth Sport & Entertainment Precinct. Maps of the proposed SEPs are shown in **Figures 1 and 2** of this report.

Part 5 Community and Agency Consultation

Early engagement was undertaken in mid-April 2025 to garner input from the community and key stakeholders.

Subsequently, four focus groups were held by Council over two days in late September and early October 2025 to provide opportunities for stakeholders including local businesses, venue owners, state government agencies and relevant Council staff, to have input into the PMP which will be exhibited concurrently with the planning proposal.

Community consultation will be undertaken in accordance with the requirements of the Gateway Determination. It is anticipated that this would include:

- Publish this planning proposal on the Tamworth Regional Council website and NSW Planning Portal;
- Notice in print media;
- Notices on Council’s social media;
- Meetings by appointment with Council officers: and
- Project Advisory Group.

Community consultation will be an integral part of the implementation process for the SEPs, which would be subject to a 12-month trial period prior to consideration of being made permanent.

In accordance with the Gateway Determination received from Department of Planning, Housing and Infrastructure dated 12 December 2025, the agencies in **Table 3** are proposed to be consulted in relation to the planning proposal.

Table 3: Agencies proposed to be consulted

Agencies to be Consulted
Liquor and Gaming NSW
NSW Environment Protection Authority
Office of 24-Hour Economy Commissioner
Transport for NSW
NSW Police
Hunter New England Local Health District
Office of Local Government
NSW Rural Fire Service

Chapter 3 Project Timeline

The anticipated timeframe to undertake the planning proposal is shown in **Table 4: Project Timeline**.

Table 4: Project Timeline

Plan Making Step	Estimated Completion
Date of Gateway Determination	12 December 2025
Public exhibition period	March 2026
Review of submissions, agency comments and any further amendments to the planning proposal	April 2026
Post-exhibition report to Council	May 2026
Finalisation of the planning proposal (and commencement of trial period for SEPs)	May 2026



APPENDIX A

Assessment against SEPPs and Local Planning Directions

Table A1 Assessment of planning proposal against SEPPs

SEPP	Applies?	Commentary
<i>Biodiversity and Conservation 2021</i>	Yes	Consistent While Chapter 4 Koala Habitat Protection 2021 applies to the land, this SEPP is not considered relevant to the establishment of Special Entertainment Precincts put forward by this planning proposal.
<i>Sustainable Buildings 2022</i>	Yes	Consistent The PP will not contain provisions that will contradict or hinder the application of this SEPP.
<i>Exempt and Complying Development Codes 2008</i>	Yes	Consistent The PP will not contain provisions that will contradict or hinder the application of this SEPP.
<i>Housing 2021</i>	Yes	Consistent The PP will not contain provisions that will contradict or hinder the application of this SEPP.
<i>Industry and Employment 2021</i>	Yes	Consistent The PP will not contain provisions that will contradict or hinder the application of Chapter 3 of this SEPP in relation to advertising and signage.
<i>Planning Systems 2021</i>	Yes	Consistent Future development within the proposed SEPs may be assessed as regionally significant development. The PP will not contain provisions that will contradict or hinder the application of this SEPP.
<i>Precincts – Central River City 2021</i>	No	Not applicable This SEPP does not apply within the LGA.
<i>Precincts – Eastern Harbour City 2021</i>	No	Not applicable This SEPP does not apply within the LGA.
<i>Precincts – Regional 2021</i>	Yes	Consistent The planning proposal does not apply to land within a State significant precinct, Activation precinct or other area to which this SEPP applies.
<i>Precincts – Western Parkland City 2021</i>	No	Not applicable The site is not identified on any mapping to which this SEPP applies.
<i>Primary Production 2021</i>	No	Not applicable This SEPP would not apply to future development under the intended provisions.
<i>Resilience and Hazards 2021</i>	Yes	Consistent The PP will not contain provisions that will contradict or hinder the application of this SEPP.
<i>Resources and Energy 2021</i>	Yes	Consistent The PP will not contain provisions that will contradict or hinder the application of this SEPP.
<i>Transport and Infrastructure 2021</i>	Yes	Consistent The PP will not contain provisions that will contradict or hinder the application of this SEPP.

Table A2 Assessment of Planning Proposal against Local Planning Directions

Direction	Applicable	Commentary on consistency
Focus area 1: Planning Systems		
1.1 Implementation of Regional Plans	Yes	Consistent The planning proposal gives effect to the following directions contained within the <i>New England Northwest Regional Plan 2041 (NENW Regional Plan 2041)</i>: <u>Objective 5: Enhance the diversity and strength of Central Business Districts and town centres</u> The <i>NENW Regional Plan 2041</i> recognises the important role the CBDs of Tamworth and Armidale play in servicing the broader region. Objective 5 encourages Councils to prioritise precinct planning and place-making, which should be undertaken in collaboration with local communities. Examples given include community events, markets and festivals, and local housing to promote activation, dining and the night-time economy. <u>Objective 7: Support a diverse visitor economy</u> This objective recognises the contribution a diverse visitor economy makes to the region's prosperity. Strategy 7.1 advocates for local plans to enhance the amenity, vibrancy and safety of centres and township precincts. The introduction of the proposed SEPs is intended to support these aims. <u>Objective 13: Provide well-located housing options to meet demand</u> The plan encourages Councils to "Ensure local plans encourage and facilitate a range of housing options in well located areas to accommodate the projected household change." (Strategy 13.2). In this regard, the Tamworth Regional Housing Strategy, adopted in July 2024, advocates for shop top and apartment living in key precincts of Tamworth such as the Tamworth CBD. The establishment of Special Entertainment Precincts will provide more transparency and certainty for current and future residents regarding the regulation and management of noise controls, trading hours, systems for handling complaints etc.
1.2 Development of Aboriginal Land Council land	No	Not applicable This direction applies when preparing a planning proposal for land shown on the Land Application Map of Chapter 3 – Aboriginal Land within the <i>SEPP Planning Systems 2021</i> - which does not currently apply to land within the Tamworth Regional LGA.
1.3 Approval and Referral Requirements	Yes	Consistent This direction applies to all PPs in relation to provisions that require the concurrence, consultation, or referral of DAs to a Minister or public authority. The intended provisions of this PP do not contain requirements for concurrence, consultation, or referral of a Minister or public authority, and do not identify development as designated development.
1.4 Site Specific Provisions	Yes	Not applicable This direction applies where PPs seek to allow a particular development to be carried out and is intended to discourage unnecessarily restrictive site-specific controls. No additional land uses or changes to zoning are proposed under this planning proposal.

Direction	Applicable	Commentary on consistency
1.4A Exclusion of Development Standards from Variation	No	Not applicable This direction does not apply as the PP does not propose to introduce or alter an existing exclusion to Clause 4.6 of a Standard Instrument LEP or an equivalent provision of any other environmental planning instrument.
Focus area 1: Planning Systems – Place-based		
1.5 Parramatta Road Corridor Urban Transport Strategy	No	Not applicable This direction does not apply to the LGA.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	No	Not applicable This direction does not apply to the LGA.
1.7 Implementation of Greater Parramatta Priority Growth Area Land Use and Infrastructure Implementation Plan	No	Not applicable This direction does not apply to the LGA.
1.8 Implementation of Wilton Priority Growth Area Land Use and Infrastructure Implementation Plan	No	Not applicable This direction does not apply to the LGA.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	No	Not applicable This direction does not apply to the LGA.
1.10 Implementation of Western Sydney Aerotropolis Plan	No	Not applicable This direction does not apply to the LGA.
1.11 Implementation of Bayside West Precincts 2036 Plan	No	Not applicable This direction does not apply to the LGA.
1.12 Implementation of Planning Principles for the Cookes Cove Precinct	No	Not applicable This direction does not apply to the LGA.
1.13 Implementation of St Leonards and Crows Nest P2036 Plan	No	Not applicable This direction does not apply to the site.
1.14 Implementation of Greater Macarthur 2040	No	Not applicable This direction does not apply to the LGA.
1.15 Implementation of Pyrmont Peninsula Place Strategy	No	Not applicable This direction does not apply to the LGA.

Direction	Applicable	Commentary on consistency
1.16 North West Rail Link Corridor Strategy	No	Not applicable This direction does not apply to the LGA.
1.17 Implementation of Bays West Place Strategy	No	Not applicable This direction does not apply to the LGA.
1.18 Implementation of the Macquarie Park Innovation Precinct	No	Not applicable This direction does not apply to the LGA.
1.19 Implementation of the Westmead Place Strategy	No	Not applicable This direction does not apply to the LGA.
1.20 Implementation of the Camellia-Rosehill Place Strategy	No	Not applicable This direction does not apply to the LGA.
1.21 Implementation of South West Growth Area Structure Plan	No	Not applicable This direction does not apply to the LGA.
1.22 Implementation of the Cherrybrook Station Place Strategy	No	Not applicable This direction does not apply to the LGA.
Focus area 2: Design and place		
No directions at the time of writing this PP.		
Focus area 3: Biodiversity and Conservation		
3.1 Conservation zones	Yes	Consistent This direction requires the PP to include provisions that facilitate the protection and conservation of environmentally sensitive areas. The PP will not result in any LEP changes that affect environmentally sensitive areas.
3.2 Heritage Conservation	Yes	Consistent This direction requires the PP to include provisions that facilitate the conservation of specified heritage matters. The proposed Tamworth CBD SEP contains numerous local heritage items as well as part of the Darling Street heritage conservation area. Existing heritage provisions within <i>TRLEP2010</i> will ensure the PP will not affect the conservation of environmental or indigenous heritage.
3.3 Sydney Drinking Water Catchments	No	Not applicable This direction does not apply to the LGA.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	No	Not applicable This direction does not apply within the LGA.

Direction	Applicable	Commentary on consistency
3.5 Recreation Vehicle Areas	Yes	Consistent The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles. The PP does not intend to enable land to be developed for the purpose of a recreation vehicle area.
3.6 Strategic Conservation Planning	No	Not applicable This direction applies when preparing a planning proposal that relates to land that, under the <i>SEPP (Biodiversity and Conservation) 2021</i> , is identified as avoided land or a strategic conservation area. Neither proposed SEP is not avoided land nor are they located within a strategic conservation area.
3.7 Public Bushland	No	Not applicable This direction does not apply within the LGA.
3.8 Willandra Lakes Region	No	Not applicable This direction does not apply within the LGA.
3.9 Sydney Harbour Foreshores and Waterways Area	No	Not applicable This direction does not apply within the LGA.
3.10 Water Catchment Protection	No	Not applicable This direction does not apply within the LGA.
Focus area 4: Resilience and Hazards		
4.1 Flooding	Yes	Consistent This direction applies when preparing a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land. Part of the Tamworth CBD SEP adjacent to the Peel River is identified as flood prone land, hence this direction is applicable. The planning proposal is consistent with the direction as it is consistent with relevant flood planning policy, will not rezone land within the flood planning area and will not contain provisions that permit inappropriate development on flood prone land. Applications for events held on flood prone land will still be required to have consideration to the safe occupation and efficient evacuation of the land.
4.2 Coastal Management	No	Not applicable The <i>SEPP (Coastal Management) 2018</i> does not apply to the LGA.
4.3 Planning for Bushfire Protection	Yes	Consistent This direction applies where a planning proposal will affect or is in proximity to land mapped bushfire prone land. It requires the proposal to have regard to <i>Planning for Bushfire Protection 2019</i> and be referred to the NSW RFS following receipt of a Gateway Determination.

Direction	Applicable	Commentary on consistency
4.4 Remediation of Contaminated Land	Yes	Consistent This direction applies when a planning proposal applies to contaminated land, or land on which a potentially contaminating use is being, or is known to have been, carried out. Both the Tamworth CBD and Sports and Entertainment Precincts contain potentially contaminated sites on account of uses such as service stations and agriculture-related uses. The planning proposal is consistent with this direction as it does not contain provisions that would rezone or permit a change of use of the land.
4.5 Acid Sulfate Soils	No	Not applicable The site is not identified on any Acid Sulphate Soils mapping.
4.6 Mine Subsidence and Unstable Land	No	Not applicable The site is not within a Mine Subsidence District.
Focus area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Yes	Consistent This direction applies to a PP that will create, remove or alter a zone or provision relating to urban land. The PP must be consistent with the aims, objectives, and principles of: (a) <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and (b) <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001) The proposal is considered able to be consistent with the aims, objectives and relevant principles of <i>Improving Transport Choice – Guidelines for planning and development</i>.
5.2 Reserving Land for Public Purposes	Yes	Consistent The PP does not seek to create, alter or reduce existing zonings or reservations of land for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	No	Not applicable There are no regulated airports or defence airfields near either proposed SEP that would trigger this direction.
5.4 Shooting Ranges	No	Not applicable There are currently no known shooting ranges near either proposed SEP that would trigger this direction.
Focus area 6: Housing		
6.1 Residential Zones	No	Not applicable The PP does not affect land within an existing or proposed residential zone.
6.2 Caravan Parks and Manufactured Home Estates	Yes	Consistent Caravan Parks are permissible under the SP3 Tourist zone which applies to part of the proposed Sports and Entertainment Precinct SEP. The PP will retain provisions that permit development for the purposes of a caravan park to be carried out on land.

Focus area 7: Industry and Employment		
7.1 Employment Zones	Yes	Consistent The PP will give effect to the objectives of this direction, being to: (a) encourage employment growth in suitable locations, (b) protect employment land in employment zones, and (c) support the viability of identified centres. It will not affect the area or location of an existing or proposed employment zone.
7.2 Reduction in non-hosted short-term rental accommodation period	No	Not applicable This direction does not apply within the LGA.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	No	Not applicable This direction does not apply within the LGA.
Focus area 8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	No	Not applicable There are currently no known extractive resources identified within either proposed SEP that would trigger this direction.
Focus area 9: Primary Production		
9.1 Rural Zones	Yes	Consistent The PP does not affect land within a rural zone.
9.2 Rural Lands	No	Not applicable This direction does not apply to the PP as it does not affect land within an existing or proposed rural or conservation zone.
9.3 Oyster Aquaculture	No	Not applicable The PP does not propose a change in land use which could affect an identified "Priority Oyster Aquaculture Area" or "current oyster aquaculture lease in the national parks estate."
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	No	Not applicable This direction does not apply to either proposed SEP.