

Ms Jenny Rudolph
Director: Urban and Regional Planning
Elton Consulting
PO Box 1488
BONDI JUNCTION NSW 1355

Dear Madam

TAMINDA EMPLOYMENT LANDS PLANNING PROPOSAL - 55 DAMPIER STREET AND 21 WALLAMORE ROAD, TAMINDA

Ref: mc/AS/SF9358

Reference is made to your letter of 21 June 2019 and your recent communications with Council's Director Planning and Compliance, Brent McAlister, relating to the planning proposal affecting a 11.3 ha site at 55 Dampier Street and 21 Wallamore Road, Taminda. In your letter you request confirmation of the resourcing issues being experienced by Council and the consequent impact on the processing of the planning proposal submitted on 12 March 2019. The letter also enquires as to whether Council is prepared to provide in-principle support for the strategic merit of the planning proposal.

Council can confirm that current major strategic planning to develop the *Blueprint* strategy, *Tamworth Growth Management Strategy* and *Local Strategic Planning Statement* has resulted in resourcing issues across the organisation impacting the capacity to process planning proposals at this time. Resourcing will be reviewed in the first half of the 2019/2020 financial year.

On the matter of strategic merit of the planning proposal, it must be recognised that a detailed analysis of the 550 pages of submitted material has not been possible to date. The comments below relate to the central planning provisions of Zone, Lot Size and Floor Space Ratio (FSR).

An initial review by planning staff indicates that the proposed zoning of the 11.3 ha site to *IN1 – General Industrial* and *B5 – Business Development*, with a minimum lot size of 0m2 and a floor space ratio of *N(1:1)* for the *B5* area is in accordance with the *Taminda Revitalisation and Economic Development Strategy*. This strategy remains Council's guiding land-use planning document for the Taminda locality. The proposed zoning, minimum lot size and FSR also appear to generally align with the *New England North West Regional Plan 2036* and the *Tamworth Regional Development Strategy*.

Consequently, Council staff are prepared to provide in-principle support for the zoning, lot size and floor space ratio elements of the planning proposal submitted on 12 March 2019. In the absence of further analysis, it is not possible to make comment on the other aspects of the planning proposal.

I trust that this information is of assistance to you. Should you have any questions about this matter please contact the undersigned on the details below.

Yours faithfully

A handwritten signature in black ink, appearing to read 'AS' followed by a stylized flourish.

Andrew Spicer

Acting Manager Integrated Planning

Contact: (02) 6767 5522

3 July 2019