REGIONAL COUNCIL
Tamworth

TAMWORTH REGIONAL BLUEPRINT 100

DRAFT LOCAL STRATEGIC PLANNING STATEMENT 2020

PART TWO

2









Contents

About the Plan

Blueprint 100 1

Policy Context 2

Consultation 2

Our Land Use Vision **2**

Context **3**

Our Place in the Region 3

Our People 4

Our Economy 4

Our Environment 5

Our Themes and Planning Priorities **6**

1. Facilitate Smart Growth and Housing Choices 6
2. Create a Prosperous Region 12
3. Build Resilient Communities 16
4. Connect Our Region and its Citizens 19
5. Design with Nature 22
6. Celebrate our Culture and Heritage 23
7. Deliver Durable Infrastructure 24

Implementation, Monitoring and Reporting **25**

Implementation Schedule 26

References **30**

Appendix 1

ACKNOWLEDGEMENT

Tamworth Regional Council acknowledges the Gamilaroi/Kamilaroi people, who are the Traditional Custodians of the land over which this document has been undertaken. In presenting this Plan, Council would like to pay respect to Elders past, present and future, and extend that respect to other Aboriginal and Torres Strait Islander peoples living in and visiting our Region.

Abbreviations

TRLEP 2010	*Tamworth Regional Local Environmental Plan 2010*
TRDCP 2010	*Tamworth Regional Development Control Plan 2010*
EP&A Act 1979	*Environmental Planning & Assessment Act 1979*
LEP	Local Environmental Plan
DCP	Development Control Plan
LSPS	Local Strategic Planning Statement
TRC, Council	Tamworth Regional Council
LGA	Local Government Area

Definitions

SHORT TERM:	0 – 5 YEARS
MEDIUM TERM:	6 – 10 YEARS
LONG TERM:	10 – 20+ YEARS

List of Figures

1. Blueprint 100 Framework……..... 1
2. Tamworth Regional Council Local Government Area……..... 3
3. Tamworth Base Hospital……..... 3
4. Tamworth's Position in the New England North West……4
5. Investment Stimulus Opportunity…….. 4
6. Tamworth at a Glance……5
7. Peel River at Tamworth…….. 5

1.1 Artists impression of new apartments opposite Bicentennial Park…….. 5
1.2 Preferred Tamworth Growth Option……..7
1.3 Large Lot Development at Hills Plain East…….. 8
1.4 Map of Large Lot and Rural Residential Area (Tamworth and Surrounds)……..... 9
1.5 10 year Demand Trend – all forms of Large Lot and Rural Residential……..10
1.6 10 year Demand Trend for Dwellings on 2ha lots……..…..10

2.1 Complex Interconnections Between Employment, City and Region…….. 12
2.2 Key Existing and Proposed Employment Lands…… 13
2.3 Commercial Centres Hierarchy…… 14
2.4 Industrial Precincts…….. 14
2.5 Growth Strategy Components…….. 15

3.1 Functional Hierarchy of Tamworth Region's City and Towns…….. 17
3.2 Air-sports at Mount Borah, Manilla……17
3.3 Tamworth Regional Council Lot Size Regime…… 18
3.4 "The face and nature of Australian family farms is changing"…… 19

4.1 Tamworth Road Network…… 20
4.2 Tamworth Public Transport Network……20
4.3 Tamworth Cycle Network……21
4.4 Tamworth Regional Airport……21

5.1 Wide View of the City of Tamworth from the Oxley Lookout……22

7.1 Large Infrastructure Renewal Triggers……24

List of Tables

1.1 Summary of Supply of Large Lot and Rural Residential Expressed as Lots……....9
1.2 Theoretical Supply of 2ha Lands Expressed as Lots……..9
1.3 Total Number of dwelling approved 2009-2019 on Large Lot and Rural Residential Lands..9
1.4 10 Year Demand Trend – all forms of Large lot and Rural Residential …… 10
1.5 Projected Demand for Large Lot and Rural Residential by Lot Size to 2041…….. 10
1.6 Projected Demand Trend Supply Based on 10 Trend……... 11
1.7 Balance Analysis when the Theoretical Supply of 2ha lots is Considered ……..… 11

About the Plan

The *Tamworth Regional Council Local Strategic Planning Statement 2020* (LSPS) is the core strategic planning document for the Council for the next 20 years. It will guide the character of our centres and neighbourhoods into the future. It describes the future we face and what should be considered from a land use perspective to preserve and enhance our lifestyle.

The LSPS is Part 2 of the Blueprint 100 strategy and brings together and builds on planning work found in Council's other plans, studies and strategies such as the *Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010), Tamworth Regional Development Control Plan 2010 (TRDCP 2010)* and Development Contributions Plans. The LSPS will be used to update key components of these plans.

BLUEPRINT 100

'Tamworth Blueprint 100' is a series of plans that will provide Council with an integrated robust strategic direction and action plan in order to better deliver on Community Strategic Plan (CSP) outcomes. The following are the cascading series of Blueprint 100 and other plans as shown in Figure 1 below

Tamworth Blueprint 100 Part 1: Overall Strategy

In short this is the 'plan of plans' or to use a common term 'the ring that binds them all'. It brings together all the key elements of Council's large number of plans, strategies, precinct plans and masterplans into a single document, hence the term 'Blueprint'. It guides and promotes the development of the Tamworth Region to 2041. It examines 'business of usual' scenarios (a population of 80,000 at 2041) as well as the potential to stimulate the growth of the region to a population of 100,000 persons

Tamworth Blueprint 100 Part 2: Local Strategic Planning Statement (LSPS)

This is a new statutory plan introduced by the NSW State Government. Unlike Part 1 it has a narrower focus on land use planning. It includes our land use vision, priorities, actions and how we will monitor our success. It will take its direction from Part 1. It distils the land use planning issues into a LSPS in accordance with Section 3.9 of the *Environmental Planning and Assessment Act 1979 (EP&A Act 1979)* and the Department of Planning Industry and Environment guidelines to underpin future land use planning relating to master planning, DCP amendments and LEP amendments including the potential comprehensive review of the *TRLEP 2010*.

Tamworth Blueprint 100 Part 3: Growth Management Strategy (GMS)

The Growth Management Strategy takes its direction from the LSPS and details the land release strategy for the Region with the supporting infrastructure requirements. This Strategy is currently being developed in preparation for public exhibition in mid-2020. It will establish the basis for growth of the region and address key issues including housing choice and diversity, economic projections, infrastructure planning, towns and villages, rural lands, large lot and rural residential lands planning.

Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010) Review

The *TRLEP 2010* outlines the town planning provisions in the region that determine what landowners can do on their land. The LEP will be aligned and directed by the Blueprint series of plans.

Reviewed Delivery Plan

The Delivery Plan is how Council will deliver on the Community Strategic Plan (Council's contract with the community) over a four year period. *Tamworth Blueprint 100 Part 1*, the Council's overall strategy, will provide a robust and integrated strategic direction and action plan for the review of the Delivery Plan.

Tamworth Integrated Transport Masterplan

This Plan is currently underway and will pick up on the transport aspects from Blueprint including all modes; road, rail, cycle, walkway and public transport. It is integrated with the land use growth areas.

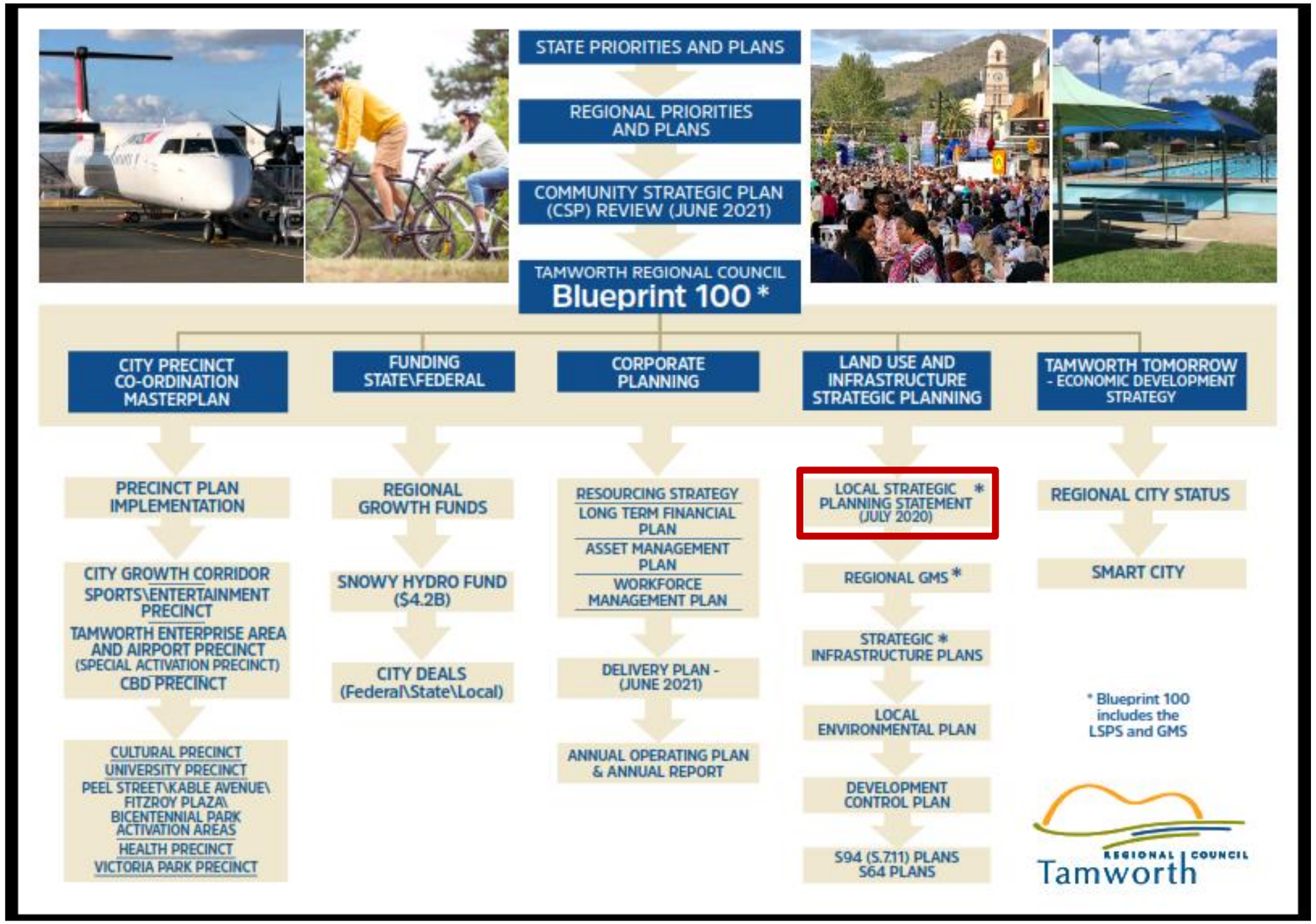


Figure 1: Blueprint 100 Framework - *Source: Blueprint 100*

Policy Context

This Local Strategic Planning Statement (LSPS) has been prepared in accordance with Section 3.9 of the *Environmental Planning and Assessment Act 1979 (EP&A Act 1979)*. The LSPS gives effect to the *New England North West Regional Plan 2036*, implementing priorities and actions at a more local level in the Tamworth Regional Council (TRC) Local Government Area (LGA).

The Regional Plan provides an overarching framework to guide subsequent and more detailed land use plans, development proposals and infrastructure funding decisions. The Regional Plan has set the following regionally focused goals:

- A strong and dynamic regional economy
- A healthy environment with pristine waterways
- Strong infrastructure and transport networks for a connected future
- Attractive and thriving communities

It is also informed by other State-wide and regional policies including the *Future Transport Strategy 2056* and the NSW *State Infrastructure Strategy 2018-2038*. The LSPS outlines how these plans will result in changes at the local level, such as new or improved transport connections. The *Lower North West Regional Economic Development Strategy (REDS) 2018-2022* covers the Liverpool Plains Shire, Gunnedah Shire and Tamworth Regional Council LGAs and provides key data in establishing the Regional Advantage (LQ) which is measured on the basis of share of employment relative to NSW.

Significant advantage for the Lower North West Region relates to agriculture (LQ 4.7), rail freight transport (LQ 4.8) and food manufacturing (LQ 2.8). The Strategy also identifies significant percentage growth in employment from 2006 to 2011 in mining (23%), rail freight transport (17%), manufacturing (13%) and food product manufacturing (11%). *Source: REDS (p 7) Tamworth* has a major role in this advantage, particularly in the areas of food product manufacturing, manufacturing and agriculture. The Local Strategic Planning Statement (LSPS) sets the basis for Tamworth's continuing contribution to the regional economy.

Keychange 2017-2027 is Council's Community Strategic Plan (CSP). The purpose of the CSP is to identify the community's main priorities and aspirations for the future and to identify how to achieve these goals. The LSPS is informed by Council's Community Strategic Plan and provides the rationale for decisions about how we will use our land to achieve the aspirations of the community.

The Local Strategic Planning Statement provides a basis to inform Government on infrastructure service delivery relating to transport, education, health/emergency services, police, social housing etc.

Consultation

In line with Council's obligations to consult as part of the LSPS, Council held a series of meetings, workshops and charrettes with officials from the NSW State Government and key stakeholders including elected members, Council staff, community groups, Aboriginal representatives, developers and a very wide range of businesses to develop a 20 year vision, priorities, actions and implementation steps.

More consultation of the LSPS will follow and will involve the concurrent exhibition of the *Tamworth Region Blueprint 100 – Part One.*

Our Land Use Vision

Tamworth is a prosperous, resilient and liveable region that:

- ***Is the Northern Inland Capital of New South Wales;***
- ***Is well connected with the New England-North West and surrounding towns, villages and the rural communities; and***
- ***Boasts well designed living, play and work areas.***

Specifically our vision includes…..

<table>
<tr>
<td><u>Facilitate smart growth and housing choices</u>

• Increased density and affordable housing choice in new land release areas
• Shop top and apartment living in Tamworth Central Business District (CBD)
• Variety of density housing around high amenity areas
• There is a large selection of lifestyle blocks available</td>
<td><u>Create a prosperous region</u>

• Enhanced highly regarded Tamworth CBD
• New neighbourhood centres at Arcadia and Hills Plain
• Well planned Longyard precinct
• Established health/education, equine and Bridge Street precincts
• Glen Artney is a booming employment hub
• Primary industries continue to be the backbone of the region
• Established innovation and technology precincts</td>
</tr>
<tr>
<td><u>Connect our region and its citizens</u>

• The Tamworth Region is well served by transport infrastructure that connects Tamworth to the New England North West
• The southern bypass is built connecting our logistics hub of Glen Artney, the Airport and Oxley and New England Highways
• Bypass link between Glen Artney and Hills Plain is analysed and potentially built
• Extensive cycle/walkway network connects our major housing areas and high amenity centres
• Liveable streets serve the community in new residential areas</td>
<td><u>Build resilient communities</u>

• Rural centres provide lifestyle opportunities and have inclusive communities
• Manilla and Kootingal's growth is well managed
• Options have been provided for the use of rural lands recognising land use and economic trends
• Tourism thrives in towns, villages and across the Local Government Area</td>
</tr>
<tr>
<td><u>Design with nature</u>

• High quality blue/green corridors (being integrated storm water/recreation)
• Better protection of biodiversity through Council/developer partnerships
• Joint water, energy and waste projects between food processors and Council</td>
<td><u>Celebrate our culture and heritage</u>

• Aboriginal Cultural Heritage sites recognised and protected from inappropriate development
• Our built heritage has been comprehensively reviewed
• Towns and villages are recognised for their unique characteristics</td>
</tr>
<tr>
<td colspan="2"><u>Deliver durable infrastructure</u>

• Areas surrounding the new and potential water storage areas have been protected
• New built areas are water sensitive designed
• Major infrastructure upgrades have been put in place in key locations</td>
</tr>
</table>

Context

Our Place in the Region

Tamworth provides benefits for the entire New England North West given its role as a national agricultural producer, and regional provider of aviation, employment, education and health services.

Tamworth City is the focus of a large inland regional Local Government Area (LGA) of some 9,893 square kilometres. The traditional custodians of the land are the Kamilaroi people. The city is 410km north of Sydney and 580km southwest of Brisbane by way of the New England Highway. The LGA is surrounded by the rural Shires of Gunnedah, Narrabri, Gwydir, Uralla, Walcha, Upper Hunter, and Liverpool Plains.

The LGA includes Tamworth City and the towns of Manilla, Kootingal, Barraba and Nundle along with a number of villages such as Moonbi, Attunga, Bendemeer, Duri, Dungowan, Hanging Rock, Niangala, Somerton, Woolbrook and Woolomin.

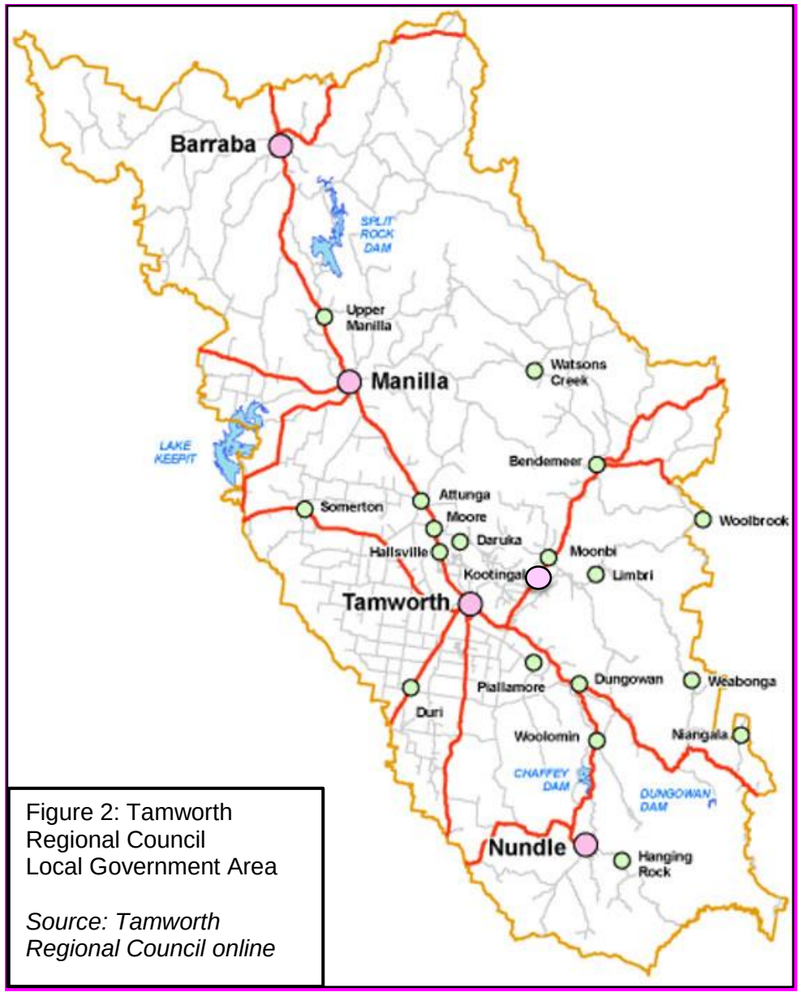


Figure 2: Tamworth Regional Council Local Government Area

Source: Tamworth Regional Council online

A destination for vital services

Many workers and tradespeople regularly travel to and from Tamworth for work. Others travel for a range of essential services such as Tamworth Base Hospital which is a regional referral hospital from where major trauma and complex health cases are flown by helicopter to Newcastle. Families from the wider region are well served with good schools and the Tamworth NSW TAFE, which offers a wide range of skills-based courses. The wider region benefits from Tamworth's rich mix of professional services.

Tamworth is the major supplier of services and manufacturing for the agricultural, mining, trades, housing, commercial and industrial sectors in the entire region. The world class Australian Equine and Livestock Events Centre is a national attraction and has strong links with the farming communities surrounding Tamworth.

Supporting the regional economy

Tamworth's agriculture industry generates over $172million in exports (2017/2018). Tamworth is the centre for the production and processing of beef, lamb and poultry products for supply to the whole of New South Wales. Tamworth borders Gunnedah, one of the largest coal basins in the country, placing Tamworth and Manilla as a commuting bases for miners. *Source: NSW Government, 2018, Resources & Geoscience: NSW Coalfields.*

The region benefits significantly from Tamworth Airport, one of the busiest in regional Australia. It plays a vital role in providing passenger services, regional exports, and employment from its training and aviation maintenance services.

A retirement destination

Tamworth hosts a large variety of retirement lifestyle options. Many people from the west and northwest of the region, including farmers from the rural area, retire to Tamworth to enjoy the services provided by the city and villages.



Figure 3: Tamworth Base Hospital
Source: Leading Edge Automation online

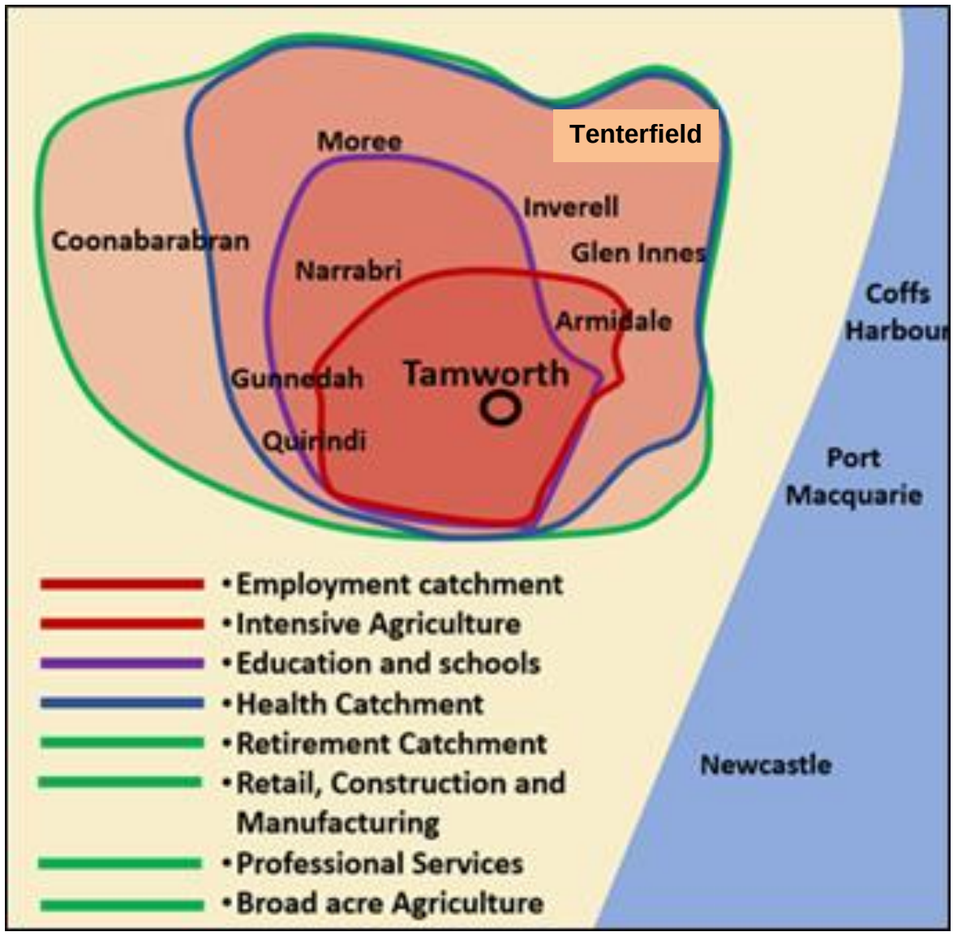


Figure 4: Tamworth's position in the New England North West
Source: Blueprint 100

Our People

Prior to European settlement, Tamworth and surrounds was the ancestral country of the Aboriginal Kamilaroi people. Aboriginal heritage includes objects and places of significance to Aboriginal people, connecting the people to their country and telling the story of their relationship with the landscape.

A large percentage of the Tamworth Regional Council Local Government Area (LGA) population lives in the City of Tamworth. The city provides a wide range of civic facilities, employment opportunities and services along with a number of key economic and employment drivers. On the other hand, the towns of Manilla, Kootingal, Barraba and Nundle offer lifestyle choices including residential, large lot residential and rural residential living options. The balance of the population lives in surrounding smaller settlements including; Attunga, Bendemeer, Dungowan, Duri, Hanging Rock, Moonbi, Niangala, Somerton, Woolbrook and Woolomin and rural lands.

How many people live in the Tamworth region and how many will live here in the future?

The 2019 population of the Tamworth Regional LGA is 63,142. *Source: Forecast id*. The Local Strategic Planning Statement (LSPS) uses this figure as the base for projections and forecasts.

There are three population scenarios to consider. Each future growth scenario adjusts the trigger points at which key infrastructure must be in place and how much land needs to be available for live (residential), work (commercial/industrial) and play (open space and sport facilities).

1. The Department of Planning Industry and Environment (*NSW State and Local Government Area Population Projections*) have estimated a population for the Tamworth Region of 74,600 by 2036 predicting a 28.1% increase resulting in 1% annual growth.

2. *Forecast id.* estimate the population to grow to 79,468 by 2041 and therefore is aligned with the Department figures, which would be about 78,500 at 2041.

3. In *Blueprint 100*, Tamworth Regional Council explores the implications and potential for the Tamworth LGA should it grow faster to a population of 100,000 at 2041 in response to significant infrastructure investment and development/business stimulus.

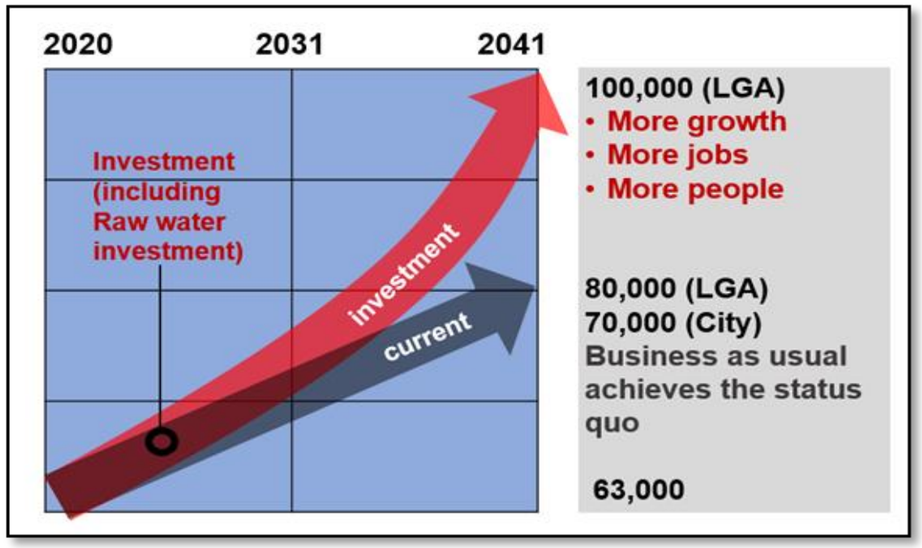


Figure 5: Investment Stimulus Opportunity - *Source: Blueprint 100*

Our Economy

The Tamworth Region is a major service centre with a diverse economy including agriculture, retail, manufacturing, health services, aged care, education, transport and aviation industries. Tourism is also an economic driver throughout the region with attractions including festivals, sporting events, restaurants, museums, galleries both within Tamworth City and rural centres.

Tamworth City is an important commercial centre, servicing a large population that extends beyond the LGA boundary. It is well serviced by road, rail and air networks, linking the region to the coast and the Australian eastern seaboard including major capital cities.

TAMWORTH AT A GLANCE 2020

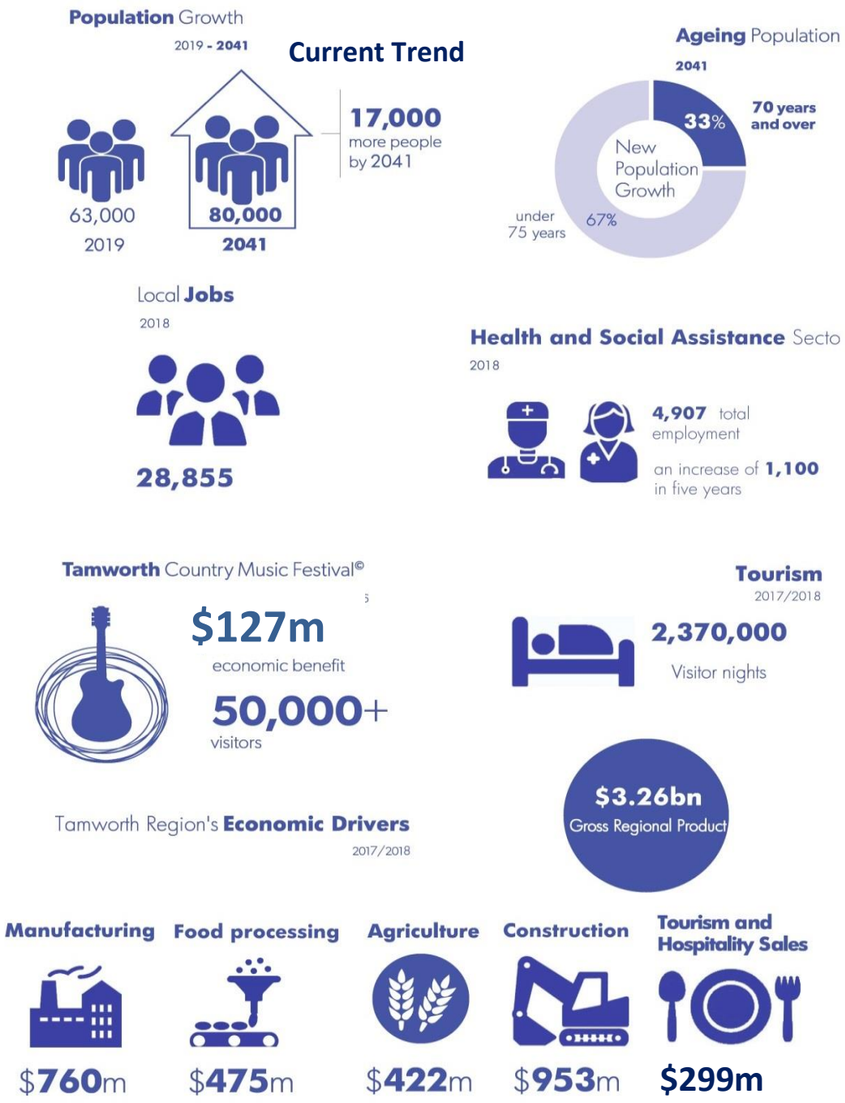


Figure 6 – Tamworth at a Glance - 2020

Source: *id demographic resources- Economy Profile, Population Forecast and Community Profile using ABS, National Economics (NIEIR) – Modelled Series 2019, Tourism Research Australia – Survey data* (visitors)

Our Environment

The natural environment plays an important role in our heritage and to our community. The Tamworth Region's landscapes are highly varied. The native flora and fauna of the region is very diverse reflecting the range of geology, soils, topography and climate experienced across the Council area.

The Tamworth Region has a number of national parks, state forests and nature reserves, that protect a range of biological values but they do not represent the full scale of the Region's biodiversity. Lands outside of these formally protected areas also protect other biodiversity found within the local government area. These lands include road reserves, stock routes, privately owned and other publically owned properties.

The Tamworth Region is known for its natural resources including good quality agricultural land, groundwater aquifers and healthy surface water bodies. Ongoing access to these resources is fundamental to the sustainability of the economic and physical development of the Region.

Environmental hazards such as drought, flooding, bushfire, severe storms, salinity, contaminated land and land degradation can occur within our Region and cause major loss or harm to the community and the environment. Land use planning is an effective management tool in minimising the impact of these hazards at both the strategic and detailed level. Climate change poses an ongoing risk potentially exacerbating the impact of natural hazards.



Figure 7: Peel River at Tamworth
Source: Tamworth Regional Landcare Association online

Our Themes and Planning Priorities

1. Facilitate Smart Residential Growth and Housing Choices

Vision

- Increased density and affordable housing choice in new land release areas
- Shop top and apartment living in CBD (Refer Figure 1.1)
- Variety of density housing around high amenity areas
- There is a large selection of lifestyle blocks available

Enable efficient residential growth options and a range of affordable housing choices

A vision for strong economic and population growth will only succeed if supported by a smart growth strategy that produces more sustainable outcomes, through efficiency and connectedness. Efficiency will come from maintaining high living standards while using less land and infrastructure.

Connectedness will occur with improved transport options, connecting businesses with each other and residential areas with employment, retail, educational recreational and other community facilities.

The continued expansion of residential development at low density levels (sprawl) will not be helpful as it will; consume productive farm land; lead to longer lines of infrastructure at high cost per household, have negative ecological consequences, weaken social interaction and increase the risk of social isolation, and reduce the viability of essential services, e.g., local shops, community facilities and high quality public transport.

The growth strategy contains several key elements and aspects.

Expansion in suitable locations

This strategy aims for urban growth to be coherent and compact. A compact urban area will ensure that residents will continue to have easy access to essential facilities, not only by car, but also by bus or bicycle. Another benefit is that infrastructure is used efficiently. There will also be less pressure on land with a high ecological or rural production value.

Tamworth's growth should be accommodated both within its current urban boundaries and in suitable locations just outside it, especially where some growth has already taken place. For an overview of the preferred growth areas refer to Figure 1.2 over page.



Figure 1.1: Artists impression of new apartments opposite Bicentennial Park
Source: Blueprint 100

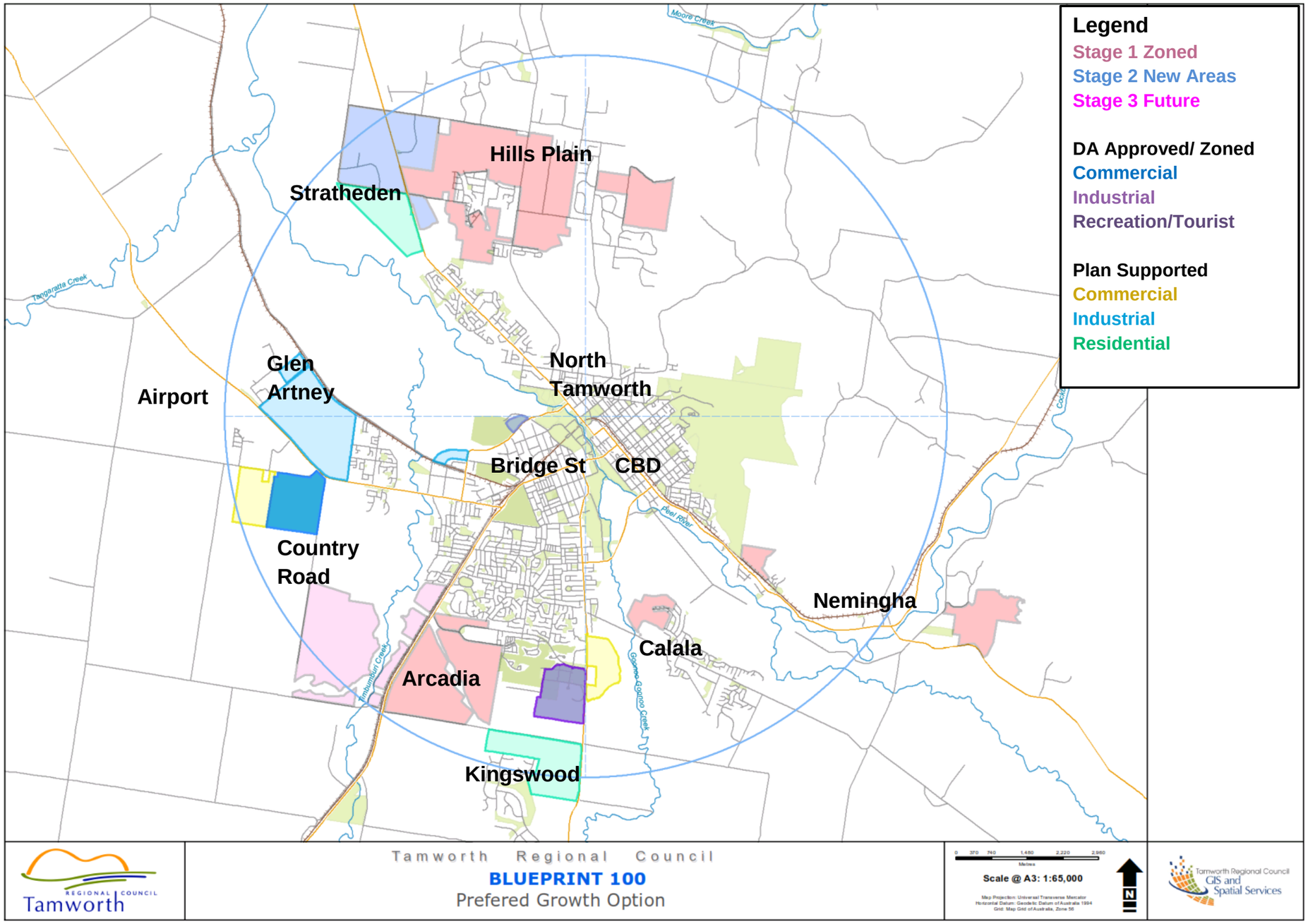


Figure 1.2 – Preferred Tamworth Growth Option *Source: Blueprint 100*

The key localities for accommodating future population are described in three stages.

Stage 1 Short Term (already zoned land)

Hills Plain and Arcadia augmented by growth at Calala and other growing suburbs.

Stage 2 Medium Term (supported by strategies and undergoing current planning)

Stratheden 1, "Stratheden 2" at Hallsville, Kingswood expansion and this is added to by the planning provisions to support intensification in Tamworth City precincts (see below) and modest growth of towns (especially Kootingal and Manilla).

Stage 3 Longer Term (subject to future detailed investigation and planning)

Country Road is identified as area of interest for the future at this stage and requires extensive analysis to establish the potential for residential growth in this locality.

Housing Choice

Tamworth values established character areas located in East and West Tamworth. The precincts are mapped in the *Tamworth Regional DCP 2010* to highlight their importance. To provide further recognition and protection Council can investigate the potential to implement appropriate Local Environmental Plan provisions

Tamworth will increasingly need to provide a more diverse range of housing choices due to growing numbers of young workers, an aging population and the needs of low income groups. Evidence suggests there is already demand for affordable one and two bedroom units, especially ones for rent.

Planning provisions should provide for a variety of density in high amenity areas near embellished open space, high quality street scapes, local shops and community facilities. Designated precincts in the CBD, North Tamworth (health and education) and Bridge Street in West Tamworth present opportunities for master planning in this regard. An example is to encourage and facilitate shop top housing in Peel Street and Bridge Street and apartment living on Kable Avenue. This could include the introduction of planning and economic development incentives to make such desirable uses more viable.

More diverse housing choices may be promoted by specific precinct controls identifying preferred locations for affordable housing with proximity of commercial centres and public transport. One and two-bedroom units may be facilitated in designated medium density zones and adopting elements of the *Livable Housing Design Guidelines* in development controls can promote aging-in-place where people can live in their residence of choice as they grow older accessing appropriate support services as their needs change over time.

Planning for the future should consider reducing the residential minimum lot size and set a minimum dwelling per hectare standard to support diversity, control sprawl and provide for efficient use of infrastructure. Lifting density from, say, 8 dwelling/ha to 11 dwellings/ha hectare significantly improves efficiency of servicing and can still provide a wide range of lot sizes and dwelling types. An average of 11 dwellings per hectare provides for 680m2 lots assuming 25% of the land is taken up with servicing. There are quite a number of examples of this average in Tamworth City already.

Current minimum lot size of 600m2 provides for this kind of outcome, however, reducing the lot size to say 450m2 would provide more options for variety, i.e. large lots, standard lots and integrated housing. Precinct structure planning at the preliminary stage can provide for superior outcomes that achieve these kinds of goals.

There will be ongoing provision of housing for families through new dwellings as well as those vacated by the older citizens downsizing or moving to retirement communities and increasing housing affordability is essential in order to retain and strengthen Tamworth's competitiveness as a place to settle. Affordability in terms of both the cost of living and the cost of residential property is important and the strategy needs to address both aspects, which will help to retain existing and attract new residents, including retirees, families, singles, couples and students.

Well managed large lot and rural residential lifestyle lands

There will be a continuing demand for large lot and rural residential living in the Tamworth Region. Significant areas have been developed around Tamworth City and to a lesser degree the region's towns and villages. However, as alluded to above, such development brings a number of challenges and a strategy needs to be in place to manage rural residential development as it is expensive to provide and service as well as leading to rural-urban conflict as sprawl develops.

Some land is zoned for that can not viably be developed due to servicing constraints, biodiversity and natural hazards such as bushfire and flooding. It may be appropriate that planning provisions reflect the development potential of such land rather than providing unrealistic expectations to landowners or developers. An analysis has been undertaken to assess supply and demand for large lot and rural residential lots resulting in a *Supply and Demand Review of Large Lot and Rural Residential Lands*. A snapshot of the large lot and rural residential analysis is included at **Appendix 1.**

The source of the data for this section is Tamworth Regional Council.



Figure 1.3: Large Lot Development at Hills Plain East
Source: Tamworth Regional Council – Hills Plain Brochure

Summary of Supply

Existing large lot and rural residential development is located within the former Parry and Tamworth City LGAs and are shown at Figure 1.4 below.

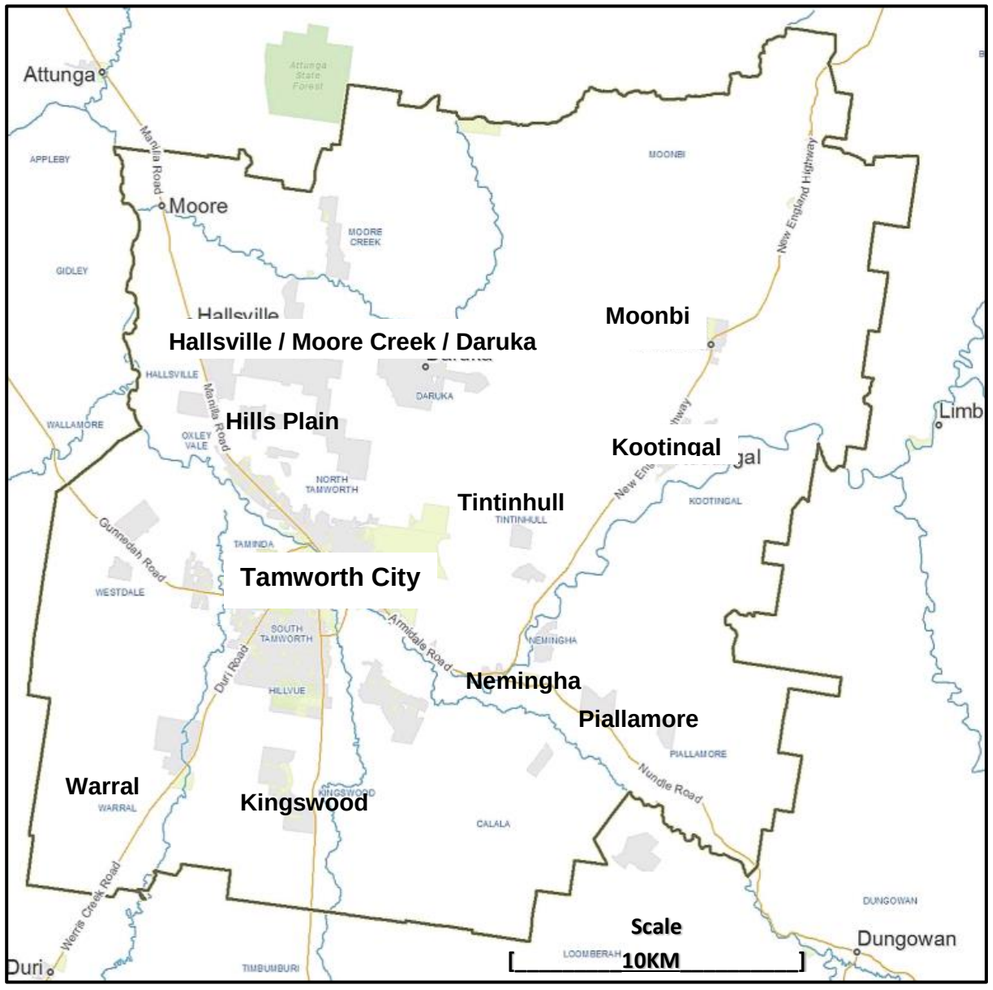


Figure 1.4 – Map of Large Lot and Rural Residential Area (Tamworth and Surrounds)
Source: Tamworth Regional Council

The supply is determined by an analysis of approved development applications and, where relevant zoned land remains available, calculations based on GIS mapping. This analysis takes into account discount for servicing, existing dwellings, vegetation, topography, and water servicing constraints.

Table 1.1 – Summary of Supply of Large Lot and Rural Residential Expressed as Lots

Lot Size	Supply expressed as Lots
2000m2	1,031
4000m2	350
7000m2	11
1ha	65
2ha	238
5ha	0
9.9ha	67
Total	**1,762**

The practical supply of large lot and rural residential is heavily skewed to the Moore Creek area. This is strongly influenced by the supply of these lands at Hills Plain, particularly, the supply of 2000m2 and 4000m2. The opportunity for larger 1ha and 2Ha lots is more evenly spread and includes key localities of Hallsville, Tintinhull and Nemingha. The supply, (including breakdown of lot sizes), by locality is shown in **Appendix 1.**

A significant issue relates to the theoretical supply of 2ha lots which derived from the area of lands with a lot size of 2ha taking into account fragmentation, established estates and 30% allowance for services. When calculated the theoretical supply of 2ha lots is a sizable 1,888 lots. This theoretical supply is spread across four main areas as shown below.

Table 1.2: Theoretical Supply of 2ha Lands Expressed as Lots

Locality and detail	Basis of count		Total Additional Lots
	Calculated Area (gross)	Raw 'available' land (-30% services)	
Hallsville/Moore Creek	**1,966ha**	**1,376ha**	**688**
Moonbi Hinterland	**931ha**	**652ha**	**326**
Tintinhull	**962ha**	**672ha**	**336**
Piallamore (Nundle Road)	**1,537**	**1,076ha**	**538**
Theoretical Supply of 2ha lots			**1,888**

Summary of Supply

Existing supply of large lot and rural residential living opportunity is substantial, especially 2000m2 and 4000m2 lot size lands located in the Moore Creek area as a result of the Hills Plain precinct.

The practical supply of potential 2ha lot size lots is modest, particularly when compared to the very considerable theoretical supply from land surrounding Tamworth with 2ha lot size provisions. It is questioned then whether the correct lot size provisions are in place in these areas.

Summary of Demand

An assessment of demand for large lot and rural residential land was undertaken over the period from 2009 to 2019 to provide a basis for informing future demand to 2041. The results are as follows.

Table 1.3: Total of the number of dwellings approved from 2009-2019 on Large Lot and Rural Residential lands by lot size

Lot Size	Total dwelling approvals between 2009 – 2019 (10 years)
2000m2	213
4000m2	248
2ha	238
5ha	31
9.9ha	9
Total	**739**

The demand trend for large lot and rural residential lots fluctuated noticeably over the 10 year period with strong demand from 2012 to 2017 with a peak in 2015. Demand has fallen away somewhat in recent years.

Table 1.4: Yearly Demand Trend - all forms of large lot and rural residential

10 Year Demand Trend - all forms of large lot and rural residential											
Year	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Est.
Dwellings	26	45	63	78	71	81	108	84	85	48	50

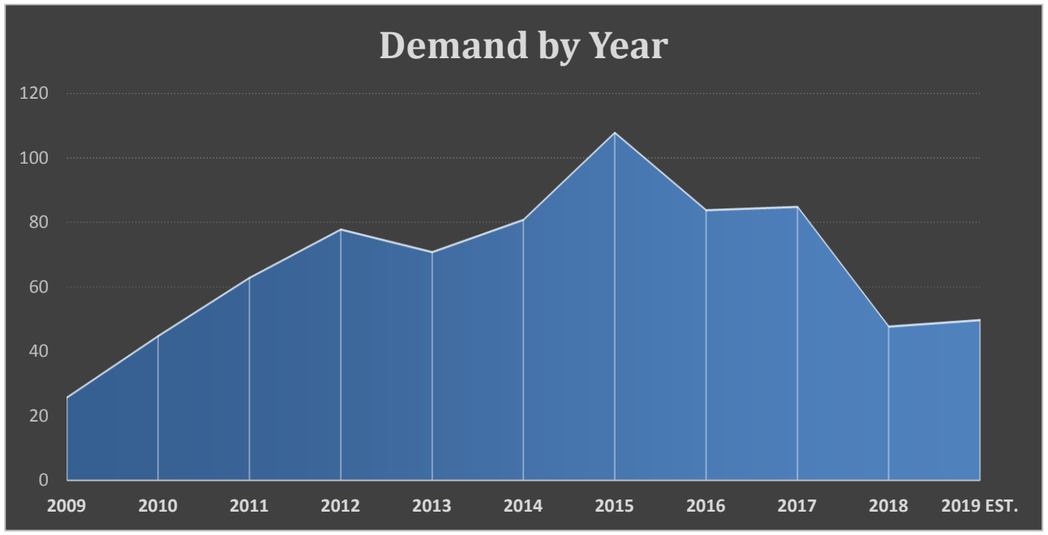


Figure 1.5: 10 Year Demand Trend - all forms of large lot and rural residential

In the context of the discussion above relating to the supply of 2ha lots it is significant to assess the 10 year demand trend for 2ha lots which indicates a notable decline in terms of both number and also as a percentage of large lot and rural residential in the period from 2015 to the present.

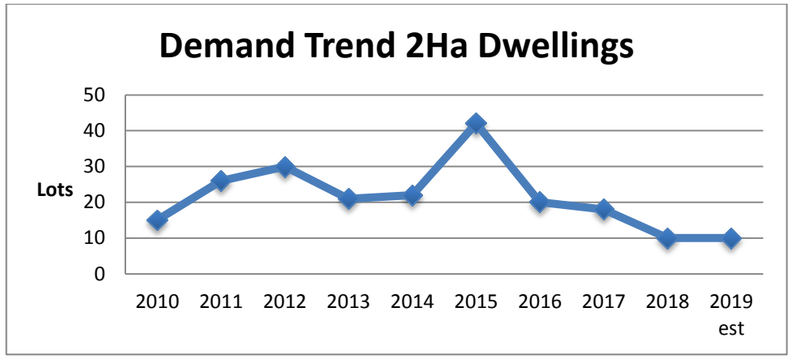


Figure 1.6: 10 year demand trend for dwellings on 2ha lots

Demand by Locality

The demand for large lot and rural residential is again heavily skewed to Moore Creek and also the North Tamworth area. These areas were the subject of 520 of the 739 dwellings in that period. This is strongly influenced by the supply of these lands at Hills Plain and Hills Plain East. The remaining demand is reasonably evenly spread on lands surrounding Tamworth. Refer to **Appendix 1** for further details..

Projected Demand to 2041

From the demand analysis it is then possible to draw some conclusions about future demand based on historic trends. It is important to recognise that historic demand is not considered to be a specific predictor of future demand due to changing factors. The most recent example of these factors is the extended drought conditions which appear to have reduced the desirability of large lot and rural residential development with the possible exception of 2000m2 allotments.

Table 1.5: Projected Demand for Large Lot and Rural Residential by Lot Size to 2041

Lot Size	Total dwelling approvals between 2009 – 2019 (10 years)	Dwelling demand by 2041 (22 years) constructed at current rate (x2.2)
2000m2	213	468
4000m2	248	545
2ha	238	523
5ha	31	68
9.9ha	9	20
Total	**739**	**1,624**

Summary of Demand

Historic demand for large lot and rural residential living has been strong with a peak in 2015 but a noticeable falling away in recent years. This feature has been reflected in 2ha demand trend. Demand has been strong in Moore Creek and North Tamworth centred on the Hills Plain precinct where supply has been significant.

Demand and supply Analysis

Overall the analysis indicates that current supply of large lot and rural residential living opportunities is adequate for the period to 2041. However, there are some forms of large lot and rural residential where demand may exceed supply at least on the indications of the historic demand.

Table 1.6: Demand and Supply Based on 10 year Trend

Lot Size	Supply	Demand 22Yr	Balance
2000m2	1,031	468	563
4000m2	350	545	**-195**
7000m2	11	0	11
1ha	65	0	65
2ha	238	523	**-285**
5ha	0	68	**-68**
9.9ha	67	20	47
Total	**1,762**	**1,624**	**138**

The balance analysis is significantly altered should the theoretical supply for 2ha lots be factored in.

Table 1.7: Balance Analysis when the Theoretical Supply of 2ha lots are Considered

Lot Size	Supply	Demand 22Yr	Balance
2000m2	1,031	468	563
4000m2	350	545	**-195**
7000m2	11	0	11
1ha	65	0	65
2ha	1,888	523	1365
5ha	0	68	**-68**
9.9ha	67	20	47
Total	**3,412**	**1,624**	**1,788**

Implications

The implications of the analysis relate principally to the issue of 2ha lots. The analysis indicates that much of the extensive 2ha lot size area around Tamworth has significant constraints to development. This, however, does not mean that the land can not be developed for lifestyle lots of a larger size of, say, 5ha-20ha. The market signals suggests that demand is present for lifestyle lots in this range and the analysis above indicates a potential deficiency in the 5ha supply.

The demand and supply in this regard may achieve equilibrium via market forces under current planning provisions. However, the risk is that owners and purchasers have an unrealistic estimation of the development potential of the lands leading to misconceptions in dealing in land and property succession etc.

4000m2 lots also show a potential future deficiency according to the analysis, however, it appears that demand for 2000m2 living is strong and may be a preferable option especially in the context of climatic conditions. The potential expansion of the Kingwood estate would likely meet market demand.

There has been discussion on key localities around Tamworth in this analysis and this discourse is expanded in **Appendix 1** and the *Large Lot and Rural Residential Lands Background Paper.*

Actions (SG = Smart Growth)

SG1 Implement planning controls to support continued growth to the north of Tamworth and provide for the efficient use of land in new residential developments at Stratheden 1 and 2

SG2 Apply planning provisions to implement master planned residential development in Arcadia up to Burgmanns Lane and in future to the southwest up to Country Road, so the residential area is contained within a future Southern Bypass

SG3 Investigate appropriate LEP provisions to provide further recognition and protection of established character areas located in East and West Tamworth.

SG4 Develop Precinct Plans for a Health and Education Precinct, Bridge Street Precinct and Tamworth CBD and encourage shop top housing in Peel and Bridge Streets and apartment living in Kable Avenue through targeted planning controls

SG5 Review zone and lot size to better manage and deliver rural residential development consistent with Principles 1-5 of the interim Settlement Planning Guidelines or comprehensive framework once released

SG6 Review the *Tamworth Regional Development Control Plan 2010* to improve the feasibility of affordable housing development and review current affordable housing strategy and ensure alignment with NSW State planning policies and deliver more opportunities for affordable housing by incorporating provisions in growth management strategies and local plans

RELATIONSHIP TO OTHER PLANS

The above actions are consistent with the following Council's Community Strategic Plan principles:

F1 – Sound asset and land planning to facilitate future community needs

F2 – To promote sustainable living to protect and support our environment, heritage and resources

The above actions give effect to the following New England North West Regional Plan 2036 directions:

Direction 9: Coordinate growth in the cities of Armidale and Tamworth

Direction 18: Provide great places to live

Direction 20: Deliver greater housing diversity to suit changing needs

Direction 21: Deliver well planned rural residential housing

2. Create a Prosperous Region

Vision

- Enhanced highly regarded Tamworth CBD
- New neighbourhood centres at Arcadia and Hills Plain
- Well planned Longyard Precinct
- Established health/education, equine and Bridge Street precincts
- Glen Artney is a booming employment hub
- Primary industries continue to be the backbone of the region
- Established innovation and technology precincts

Tamworth is already a prosperous region and the opportunity exists for Tamworth to grow its existing businesses, attract new ones, and foster an efficient business-friendly environment. The region has a diverse economy that offers a considerable range of opportunities for innovation and growth. These include; food processing, logistics, aviation, health, education, tourism, agricultural research and professional services. To retain and attract skilled professionals and workers, Tamworth will need to ensure that their family consider it a place with high liveability and that there are career development opportunities, such as university and research. Future prosperity will also depend on the supply of sufficient zoned land and centres, precincts and neighbourhoods that support a high quality of life. The interconnections between employment uses, the City and the region are complex as illustrated below.

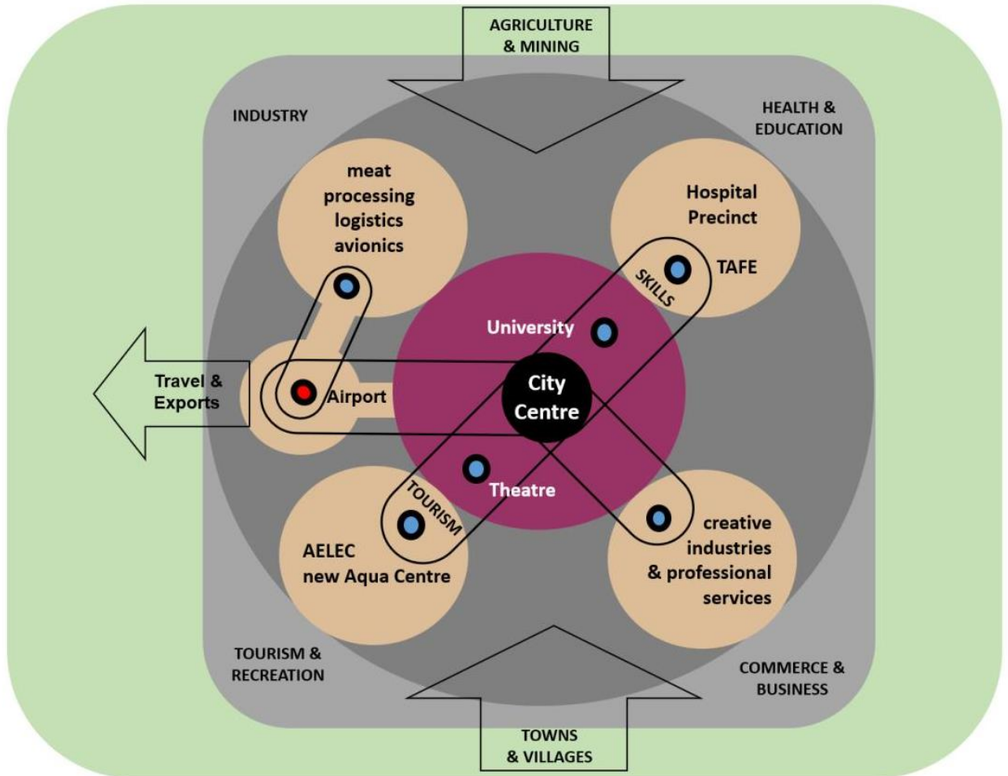


Figure 2.1: The complex interconnections between employment, City and region *Source: Blueprint 100*

The establishment of a university campus in Tamworth would be a very positive step for the region and some institutions are expressing interest in this regard. The previous velodrome site at the southern end of Peel Street stands out as a prime location in terms of amenity and connectivity to take advantage of the services offered in the CBD. The presence of a university would in turn serve to activate the CBD and create demand for shop top housing and apartment living. Zone, lot size and floor space ratio provisions need to be implemented and supported to facilitate the opportunity for a tertiary education campus in the CBD.

The activation of the CBD is currently being promoted through the planning of a Performing Arts and Cultural Precinct and review of the Bicentennial Master Plan.

Tamworth is an important centre for the production and processing of beef, lamb, poultry and grain products for supply across New South Wales and beyond. The proximity of grain, livestock, feedlots, sale yards and processing facilities provides a competitive advantage for producers in the sector. Further expansion can be promoted through appropriate master planning and precinct planning controls especially at Glen Artney.

Tamworth Regional Airport offers a good frequency of direct flights to Sydney and Brisbane benefitting those travelling for work and leisure. It also facilitates freight movement and has potential to expand its role as a logistics hub and the increased exports of processed meat products as well as maintenance services undertaken on site. Planning controls should be reviewed and implemented to ensure that future expansion (such as an extended runway) is not compromised.

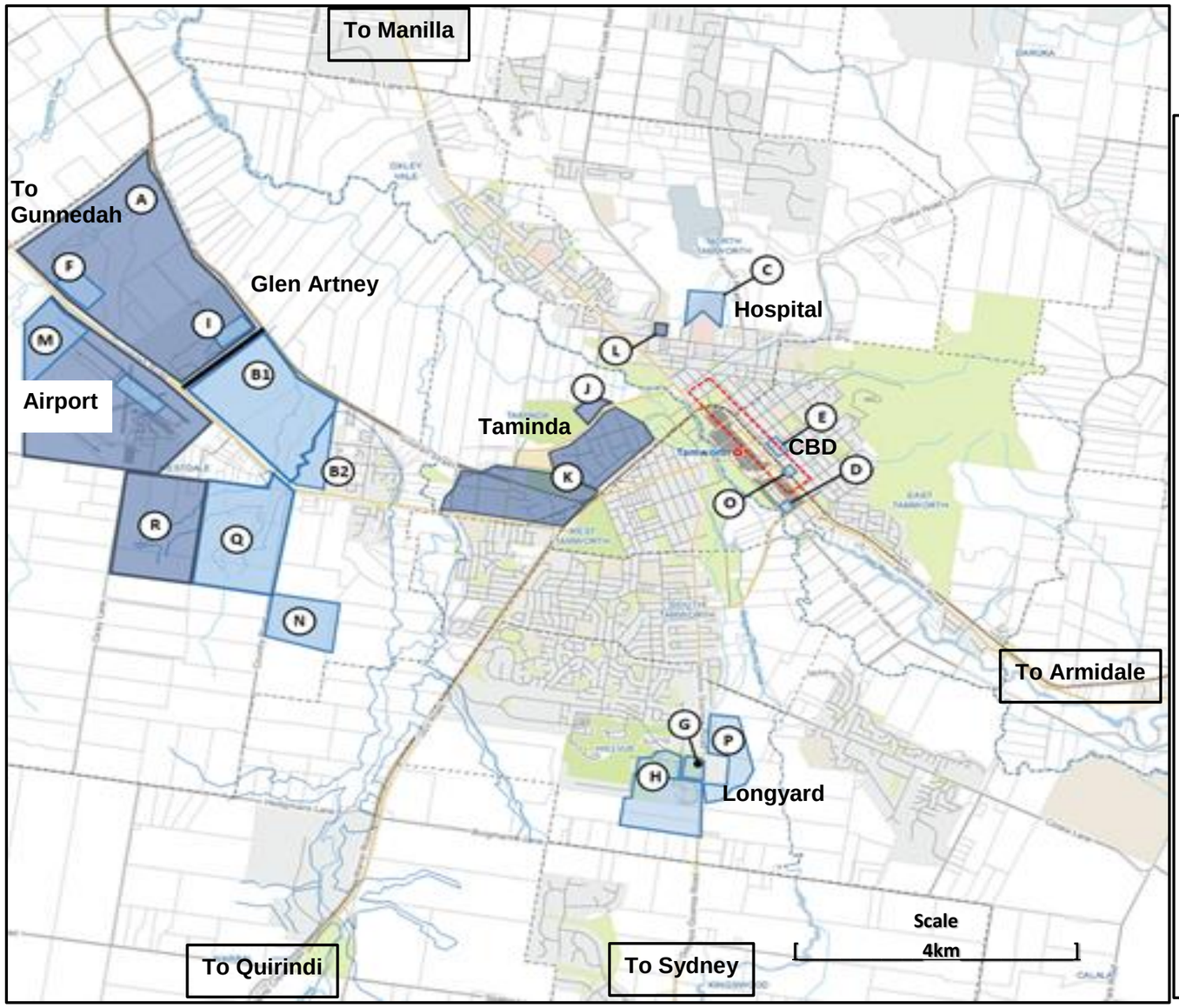
Health care and social assistance is currently the biggest employer in the region and has grown significantly in recent years. There is considerable potential to develop this sector further. Tamworth Technical and Further Education (TAFE) campus is a vital service and a precinct plan incorporating the broad health, technology & education innovation precinct in North Tamworth should be developed to support new practices/services and provide housing options for those requiring access to health and education services.

Tamworth borders one of the largest coal basins in Australia (Gunnedah), which anticipates significant growth in extraction in the coming years, rivalling Gunnedah with the Hunter Valley. Opportunities exist to harness the full potential of the mining activity through meeting business requirements and the provision of a high quality of life to attract workers and their families.

Tourism is an important contributor to the region's economy and in addition to the Tamworth Country Music Festival, the region is regarded as a major inland sports capital. More than 150 sporting groups are listed in the community directory and, as examples, Tamworth is renowned for major equine and livestock events, hockey, basketball, netball, cricket, soccer, and rugby league/union competitions. The region is well served by high quality public sports fields and also private facilities relating to golf, bowls and tennis clubs.

Mount Borah at Manilla is regarded as one of the best locations for air-sports (hang gliding and para-gliding) in the world and hosts NSW, Australian and international competitions. World records continue to be set from the mountain including a 407km flight in February 2019 to beyond Bourke in western NSW.

These examples do not cover the full range of opportunities and tourism also stimulated by high quality of the natural environment and increasing recognition of Aboriginal culture.



LEGEND

A. Glen Artney Estate
B. B1 - New Glen Artney Industrial
   B2 - New Glen Artney Business Park
C. Tamworth Hospital
D. University Precinct
E. Allied Mills Site - Potential Redevelopment
F. Baiada Abattoir
G. Tourism Precinct
H. NICSE – AELEC Expansion Opportunities
I. Redevelopment of Old Saleyard Site
J. Federation Park (under development)
K. Taminda Industrial Estate
L. University of Newcastle - School of Rural Medicine
M. Tamworth Regional Airport
N. Solar Farm and Renewable Energy
O. Cultural Precinct
P. Bulky Goods Precinct
Q. Hunter Lands Estate
R. Winton Road Land

Figure 2.2: Key Existing and Proposed employment lands *Source: Blueprint 100*

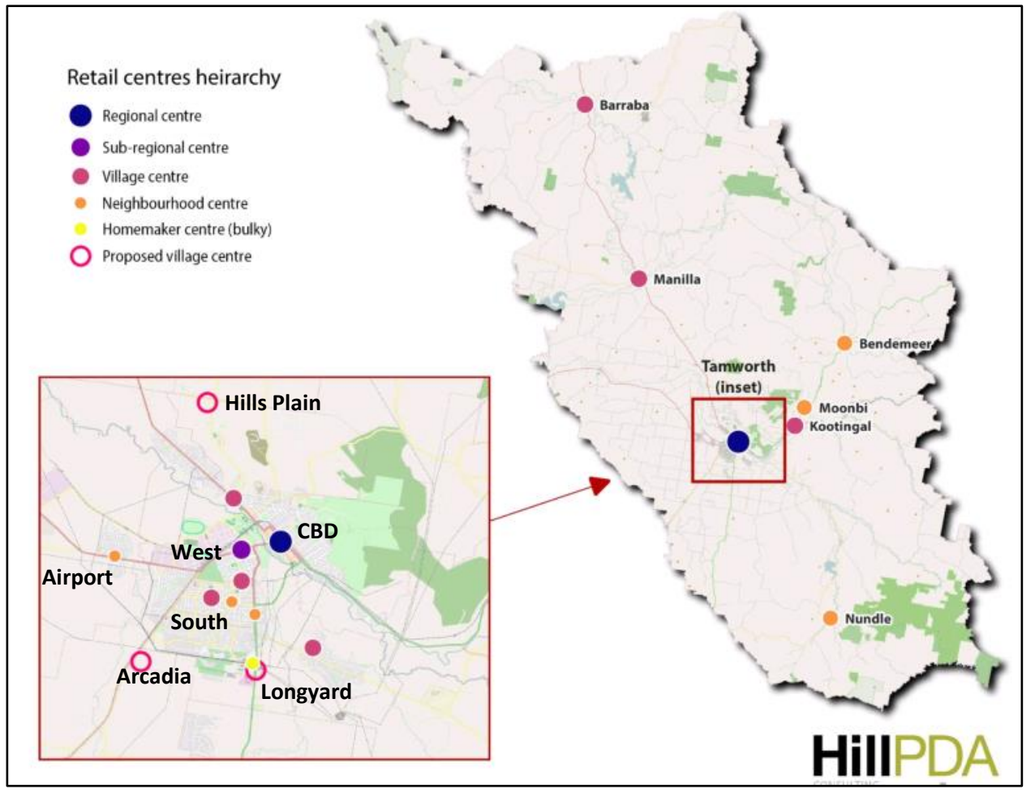


Figure 2.3: Commercial Centres Hierarchy *Source: HillPDA*

The Tamworth CBD is the main City centre for the New England Northwest region comprising almost 200,000sqm of employment floor space of which around 70,000sqm is occupied retail space. Anchor retailers including a discount department store and three large supermarkets.

Bridge Street (Shoppingworld) provides a sub-regional centre that comprises between 20,000sqm and 40,000sqm of retail floor space and is anchored by a full line Woolworths supermarket and Big W discount department store.

'Village centres' are generally anchored by a supermarket or large food and grocery store. There are three such centres in the rural area being Barraba, Manilla and Kootingal. Village centres in the urban area include Northgate, Southgate, Robert Street and Calala.

Neighbourhood centres are generally less than 2,000sqm, comprise of several small shops and lack an anchor tenant but may include a mini-supermarket. Neighbourhood centres in the rural area include Nundle, Moonbi and Bendemeer. There are also a number of neighbourhood centres in the urban area.

Homemaker / Bulky Goods have a concentration of large bulky goods stores including hardware, furniture stores, electrical goods stores, home renovations, camping stores, saddleries and the like. There are a number of such stores in the CBD (or CBD fringe). However the main concentration is in the Longyard area (Hillvue) along Goonoo Goonoo Road. This area has developed as the main destination for bulky goods shopping.

<u>Industrial Areas</u>

Tamworth has around 474 hectares of vacant IN and B5 zoned land to accommodate future demand for industrial development out to 2041. This is more than sufficient to meet forecast demand even under the high growth scenario which may require 317 hectares of land.

The majority of vacant land is in the Glen Artney area Westdale near the Airport. A structure plan and infrastructure delivery plan is being prepared by Council to facilitate the future growth of development covering an area of 245 hectares (200ha flood free). The aim of the planning is to provide a comprehensive framework for the development of the site utilising the adjoining airport, rail and road infrastructure.

Source: HillPDA

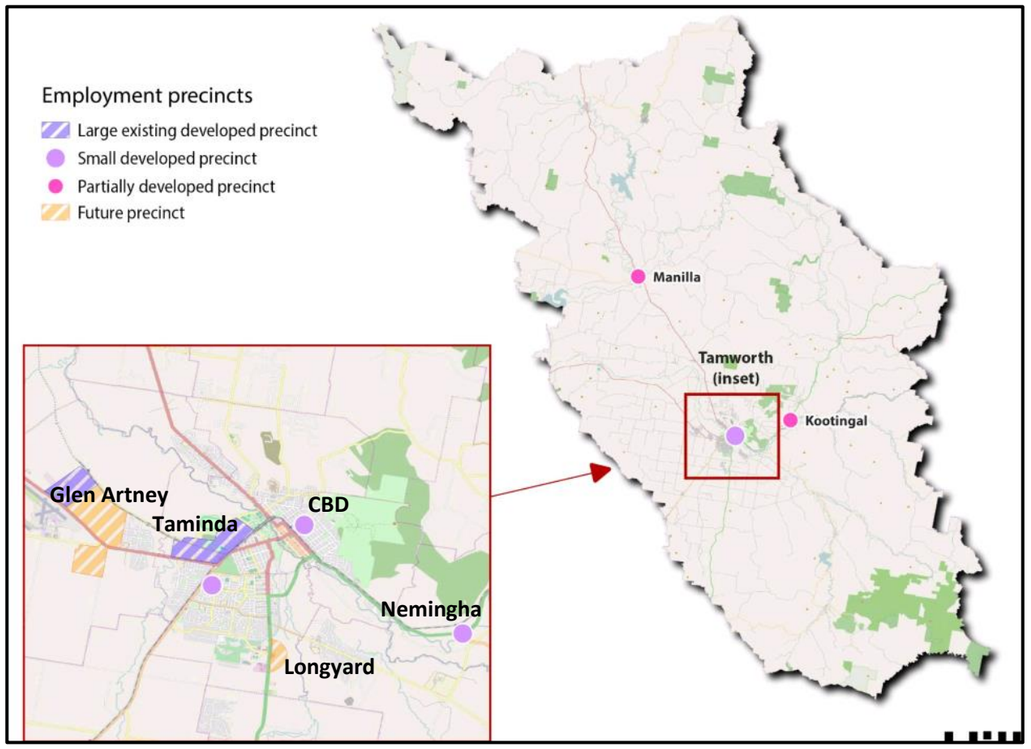


Figure 2.4: Employment Precincts *Source: Hill PDA*

It is recommended that a masterplan be prepared for Tamworth CBD with the objective of identifying an adequate supply of suitable sites to accommodate growth over the next 20 years, developing urban design options for growth and building on the residential precinct planning referred to earlier to form one coherent plan for the Tamworth commercial core.

Longyard Precinct – Hills Plain – Arcadia

A similar structure plan or masterplan should be prepared for Longyard to accommodate both a future village centre of around 6,000sqm GLA retail and commercial space as well as 16,000sqm of additional bulky goods retailing. This would require around an additional 6 hectares of land. Hills Plain and Arcadia provide good opportunities for future village centres and structure plans should support these.

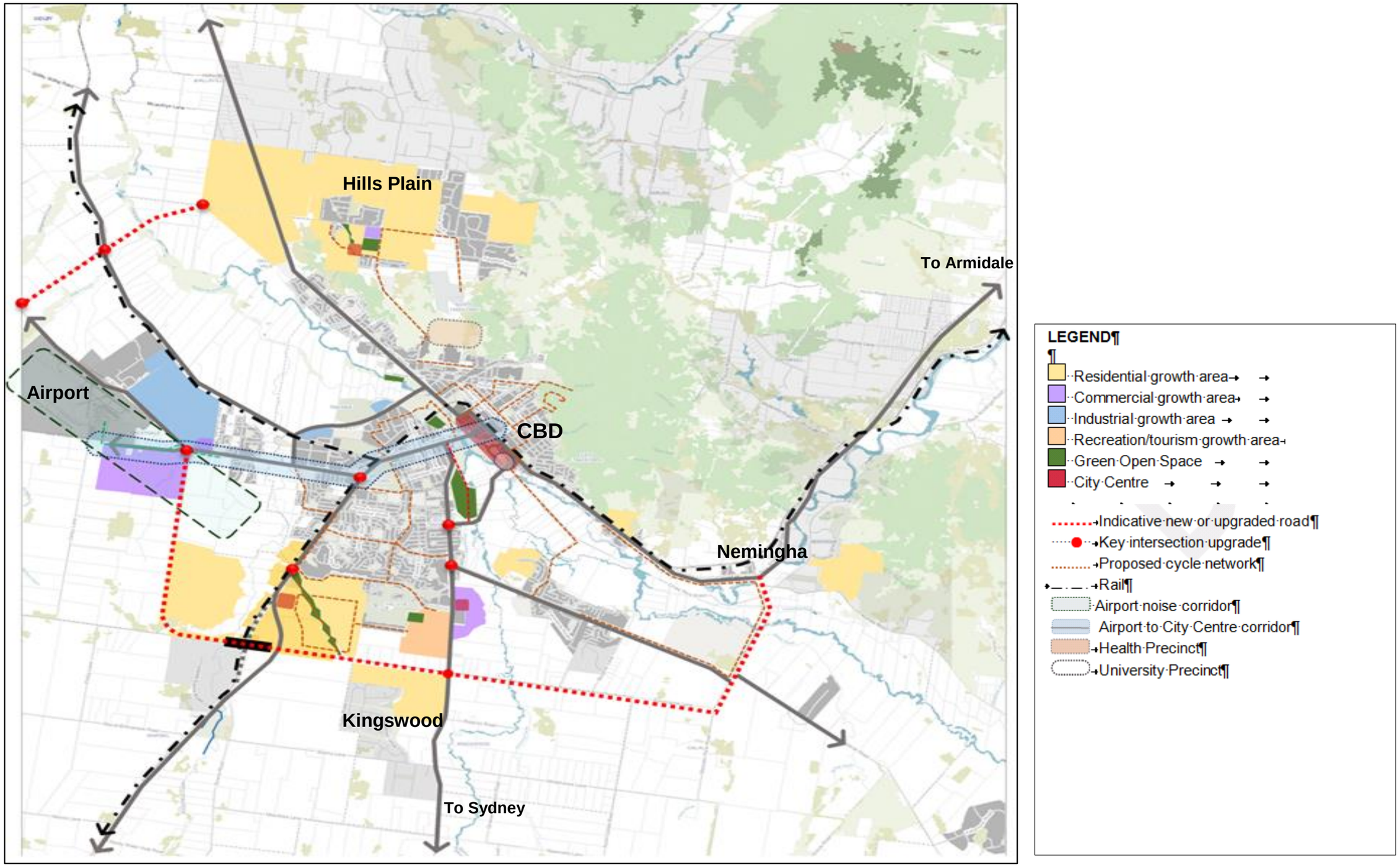


Figure 2.5: Growth Strategy Components
Source: Blueprint 100

Actions (PR = create a Prosperous Region)

PR1 Develop a masterplan for the CBD and consider the actions required implement planning controls to activate the CBD, facilitate a university and unlock the potential for additional student housing and commercial growth (Refer SG3)

PR2 Develop and implement a structure plan and infrastructure strategy for Glen Artney to align with the *Tamworth Regional Airport Master Plan*

PR3 Implement planning provisions to protect the Airport so it can reach its potential and analyse the consequences of airport expansion on noise exposure, obstacle height limitation and flight training path Local Environmental Plan controls

PR4 Develop a health and education precinct strategy to underpin planning controls using best practice principles including the option to leverage Council land if appropriate (Refer SG3)

PR5 Develop a masterplan for the overall Longyard area and identify land and zoning in order to facilitate businesses that support the equine activities, including veterinary services, at Australian Equine and Livestock Events Centre (AELEC)

PR6 Review the *Tamworth Regional Development Control Plan 2010 (TRDCP 2010*) to ensure it is not onerous to agribusiness being targeted and identify intensive agricultural clusters (e.g. poultry) in *Tamworth Regional Local Environmental Plan 2010* or DCP maps to facilitate notations on planning certificates

PR7 Require Land Use Conflict Risk Assessment as part of development controls for dwellings not associated with agricultural operations and all non-agricultural related development especially in identified intensive agricultural clusters

PR8 Continue to support the Namoi Region Road Network's road upgrade, efficiency and safety programs to optimise land use planning and economic outcomes

RELATIONSHIP TO OTHER PLANS

The above actions are consistent with the following Council's Community Strategic Plan principles:

P1 – A strong and diverse economic base

P3 – Quality, affordable lifelong education and learning opportunities

P4 – To develop Tamworth as the next major freight distribution centre in regional NSW

The above actions give effect to the following New England North West Regional Plan 2036 directions:

Direction 1: Expand agribusiness and food processing sectors

Direction 2: Build agricultural productivity

Direction 3: Protect and enhance productive agricultural lands

Direction 4: Sustainably manage mineral resources

Direction 5: Grow New England North West as the renewable energy hub of NSW

Direction 6: Deliver new industries of the future

Direction 7: Build strong economic centres

Direction 8: Expand tourism and visitor opportunities

Direction 9: Coordinate growth in the cities of Armidale and Tamworth

3. Build Resilient Communities

Vision

- Rural centres provide lifestyle and have inclusive communities
- Manilla and Kootingal's growth is well managed
- Options have been provided for the use of rural lands recognising land use and economic trends
- Tourism thrives across the Tamworth Region

Tamworth has a special blend of rural and urban communities ranging from those on farms to those in villages, towns and Tamworth City. They are inter-dependent as the urban areas rely on the region for produce and livestock for processing and labour as workers commute to Tamworth. In turn the region relies on the urban areas for employment and professional, commercial and recreational services. (Refer Figure 3.1 below)

For the most part the communities are in good health, resilient and looking to the future. The strategy is to build on these attributes, plan ahead and support those most in need. In addition to those services that it provides directly, Council will work with NSW State agencies and other entities toward better outcomes for all communities.

Each town and/or village has its own characteristics and community needs. It is important to strengthen local identity and leverage off existing resources to achieve the best results.

Manilla has maintained and gradually grown its population and business base over time. **Kootinga**l has experienced robust growth over the past 15 years sometimes in the order of 2.5% per annum. The land use planning implications for both towns are to identify and apply zone and lot size provisions that provide opportunities for housing and commercial development. Additionally, a 'poultry precinct' has begun to form in the Manilla district and has the potential to significantly expand on the back of existing approved developments and planned expansion of poultry processing facilities in Glen Artney, west of Tamworth.

Barraba and **Nundle** have not undergone significant growth but have maintained their population base over the last decade. Both towns have unique character and tourism opportunities including museums, festivals, accommodation options and exceptional natural features. These tourism opportunities extend across the LGA and leverage off the Tamworth Country Music Festival held in January each year. These towns require land use planning initiatives to provide further opportunities potentially including amendment of lot size provisions in adjacent lands to provide lifestyle opportunities.

The Tamworth region includes a significant number of villages including; Moonbi Attunga, Bendemeer, Somerton, Dungowan, Woolomin, Woolbrook, Niangala, and Duri. Villages deserve a review of existing provisions to identify any suitable options going forward. Zone changes are not likely, however, lot size amendments in areas near villages could provide further lifestyle opportunities without tying Council (ratepayers) to servicing burdens. Lot sizes in the range from 5ha to 20ha could be considered.

The towns and rural centres provide an opportunity for aging-in-place where people can live in their residence of choice as they grow older as long as they can access appropriate support services as their needs change over time. This not only provides important social and community outcomes but also supports employment and populations in these localities.

Health and education across the region and in Tamworth need to be supported as key cornerstones of resilience for communities. As previously mentioned, the establishment of a health and education precinct supported by zone and lot size provisions in Tamworth is a priority.

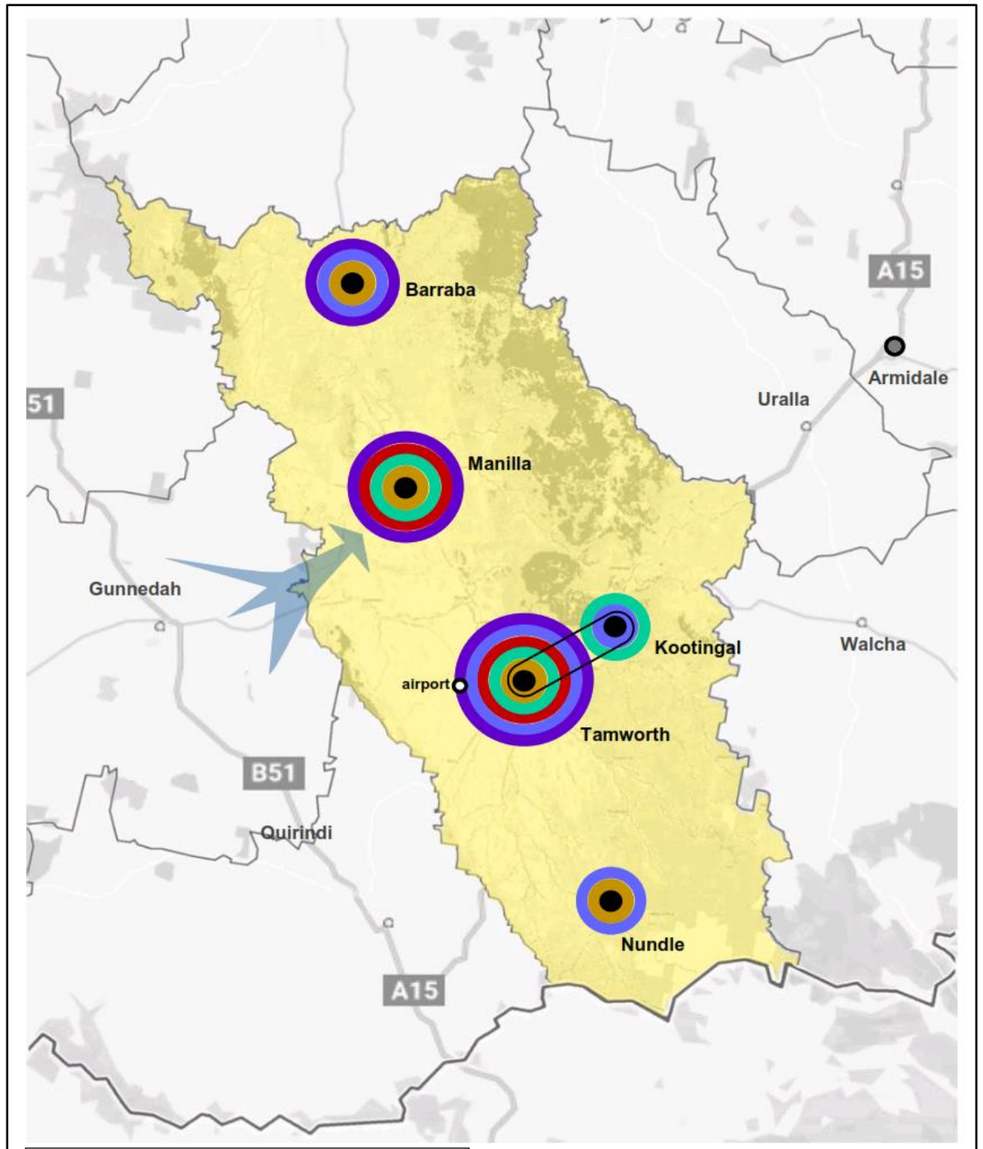


Figure 3.1: Functional Hierarchy of the Tamworth Region's City and Towns

Source: Blueprint 100

Engaging with multicultural sectors is important to implement appropriate controls across the region. Contact with Aboriginal organisations will provide the opportunity to consider the nomination of important archaeological sites in the Local Environment Plan or Development Control Plan.

The Tamworth Central Business District (CBD) and Bridge Street precincts present as being important areas for community, business and living purposes. The planning of the CBD includes a performing arts precinct in the southern section of Peel Street and potentially a university to facilitate a place activation function and promote the vitality of the precinct including night-time economy.

Sports and recreation plays an important role in the Tamworth region supporting tourism and active communities. The support of sport via provision of high quality facilities is necessary for the City, towns and rural centres alike. A parks hierarchy structure for all existing open space across the Local Government Area is being developed. This will identify areas deficient in open space, parks that require embellishment and areas that are surplus to needs that could be rationalised.



Figure 3.2: Air-sports at Mount Borah, Manilla
Source: Destination Tamworth

Potential for amended rural Lot Size provisions

The rural lot size regime under the current *Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010)* is characterised generally by large lot sizes (800ha) in the north, east and south sections of the Local Government Area. Moderate lot size (400ha) are applied generally in the central and western areas and progressively smaller lot sizes (100ha and 40ha) surrounding Tamworth City. The 40ha lot size is often applied to the areas around the towns and villages. (Refer to Rural Lands Background Paper)

The current lot sizes were brought into effect with the publication of the *TRLEP 2010* in January 2011. The lot size was determined by an analysis of existing sizes of rural holdings and the aim of preventing the fragmentation of agricultural lands. Agencies assisting Council during that process encouraged the protection of agricultural land (as is appropriate), however, surrounding Local Government Areas (LGAs) did not follow suit leaving Tamworth Regional Council LGA lot size provisions significantly at odds with neighbouring rural lands. (Refer to Figure 3.3 below)

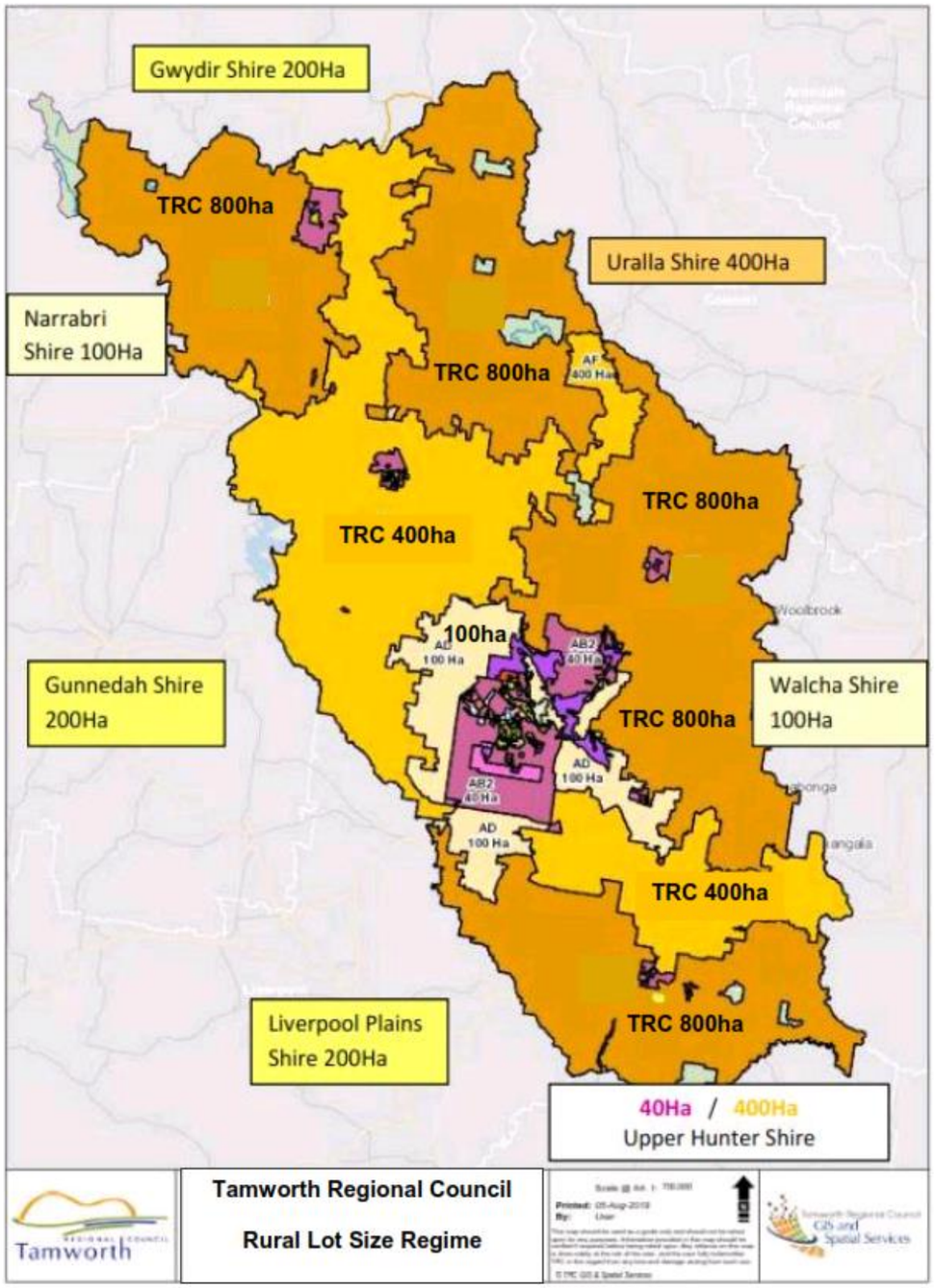


Figure 3.3: Tamworth Regional Council Lot Size Regime

Source: Tamworth Regional Local Environmental Plan 2010 and Council GIS & Spatial Services

In general terms, previous lot size regimes for general agricultural land were 200ha under the now repealed Barraba, Manilla and Nundle Local Environmental Plans (LEPs). The Parry LEP implemented 200ha to the west and 400ha to the eastern section which has reduced agricultural capability. Tamworth Regional Council received strong feedback against the marked increase in lot sizes during the exhibition and implementation of the *TRLEP 2010* and continuing to the present.

Common themes included restrictions on dwelling permissibility, farm succession planning and business opportunities that require less land but more intensive land use (boutique industries etc.). Limited dwelling permissibility is considered to impact pest and weed control, stock management, limitation of surveillance (stock and property theft etc.).

Since 2011 Council has addressed dwelling permissibility by amendment of the *TRLEP 2010* particularly the insertion of clause 4.2B which has the effect of returning such permissibility to the rural properties that had dwelling opportunities under previous Local Environmental Plans. This clause has been effective, however it has led to some unintended outcomes and further complication to the provisions of the *Tamworth Regional LEP 2010* and still involves 'existing holding' provisions.

Council has noted a trend for rural properties to actually be agglomerated to achieve economies of scale and the consequent de-population of rural lands as farmers retire to centres such as Tamworth or vacate to pursue non-farm endeavours. It is considered that this is part of a worldwide economic and agricultural production megatrend further affected by climate change and commodity price fluctuation megatrends. This trend eases pressure to impose strict minimum lot sizes for agricultural land.

Council can review the lot size provisions of rural land in the LGA by assessing land capability and constraints such as vegetation, biodiversity, bushfire and topography.

Assessment against the provisions applicable prior to the introduction of the *Tamworth Regional LEP 2010* is appropriate if the outcome can reduce the complexity of the Plan and provide outcomes and clarity for land owners. Similarly, consideration against the lot size provisions of adjoining LGAs is reasonable to promote orderly land-use in the region.

Actions (RC = Resilient Communities)

RC1 Make provision for Manilla and Kootingal growth and development and investigate planning controls to underpin 'Poultry' intensive agriculture precinct

RC2 Identify and support growth and vitality of towns and rural centres by review of Zone and Lot Size provisions, supporting affordable housing opportunities and promoting aging-in-place

RC3 Consider the inclusion of appropriate Aboriginal archaeological sites in Schedule 5 to the *Tamworth Regional Local Environmental Plan 2010* in consultation with relevant boards and groups

RC4 Support and promote health and education across the region including a Health & Education Precinct in North Tamworth

RC5 Masterplan the Tamworth CBD including the a Performing Arts Precinct in CBD toward the southern section of Peel Street

RC6 Finalisation of precinct plan to take in the Northern Inland Centre of Sporting Excellence and AELEC including master plan of the old athletics track promoting a Corporate Precinct, Performance Horse Hall of Fame to promote tourism and underpin revised planning controls

RC7 Develop a Sport and Recreation Plan for the region which incorporates a needs assessment and facility/sporting infrastructure benchmarking of areas with populations of approximately 100,000 promoting the appeal of visiting the region

RC8 Review the Lot Size for RU1 – Primary Production and RU4 – Primary Production Small Lots zoned land to ensure it is not an inhibitor to the agricultural economy and make provision for Manilla's ongoing growth and support its community needs

RELATIONSHIP TO OTHER PLANS

The above actions are consistent with the following Council's Community Strategic Plan principles:

C1 – Active healthy communities

P2 – Promote region as a great place to visit and a great place to live

P3 – Quality, affordable lifelong education and learning opportunities

F1 – Sound asset and land planning to facilitate future community needs

L1 – Our community feel well informed, heard, valued and involved in the future of the Region

The above actions give effect to the following New England North West Regional Plan 2036 directions:

Direction 9: Coordinate growth in the cities of Armidale and Tamworth

Direction 17: Strengthen community resilience

Direction 18: Provide great places to live

Direction 19: Support healthy, safe, socially engaged and well-connected communities



Figure 3.4: 'The face and nature of Australian family farms is changing'
Source: ABC Bush Telegraph online: abc.net.au

4. Connect Our Region and its Citizens

Vision

- The Tamworth Region is well served by transport infrastructure that connects Tamworth to the New England North West
- The southern bypass is built connecting our logistics hub of Glen Artney, the Tamworth Regional Airport, Oxley Highway and New England Highways
- Bypass link between Glen Artney and Hills Plain is analysed and potentially built
- Extensive cycle/walkway network connects our major housing areas and high amenity centres
- Liveable streets serve the community in new residential areas

Tamworth is the centre of a web of regional and inter-State connections. Apart from direct flights to Sydney and Brisbane, and connection to overseas freight destinations, there are also rail services to Newcastle, Sydney and Armidale. Oxley Highway and New England Highway link Tamworth with Victoria, South Australia and Queensland.

The goal is to provide a well connected, efficient and safe movement network that serves businesses and commuters, as well as citizens who opt to walk and cycle.

Additional transport initiatives are needed to support Tamworth's employment and residential growth. Providing more direct links (which do not compromise City traffic) from producers in the region to the Airport, meat processing plants and other logistics areas will be particularly important.

Regional transport is supported by the *Future Transport Strategy 2056* and the NSW *State Infrastructure Strategy*. The regional road network is managed by Transport for NSW and NSW Roads and Maritime Services (NSW RMS), taking into account the priorities listed in the *Namoi Region Road Network Strategy 2018*. Key road network and intersection upgrades are indicated in Figure 4.1 below.

Some of these initiatives have been identified, but not funded, by the NSW State Government. Council will work with Transport for NSW and NSW RMS to understand existing movements of heavy vehicles and motorists through and within the regional City of Tamworth. Appropriate solutions should ensure connectivity for motorists using the State roads as well as locals who need to use the entire network.

The local bus services are run by a private firm under contract from the Transport for NSW. The opportunities are to investigate whether the bus service could be enhanced as the City develops and grows in the future.

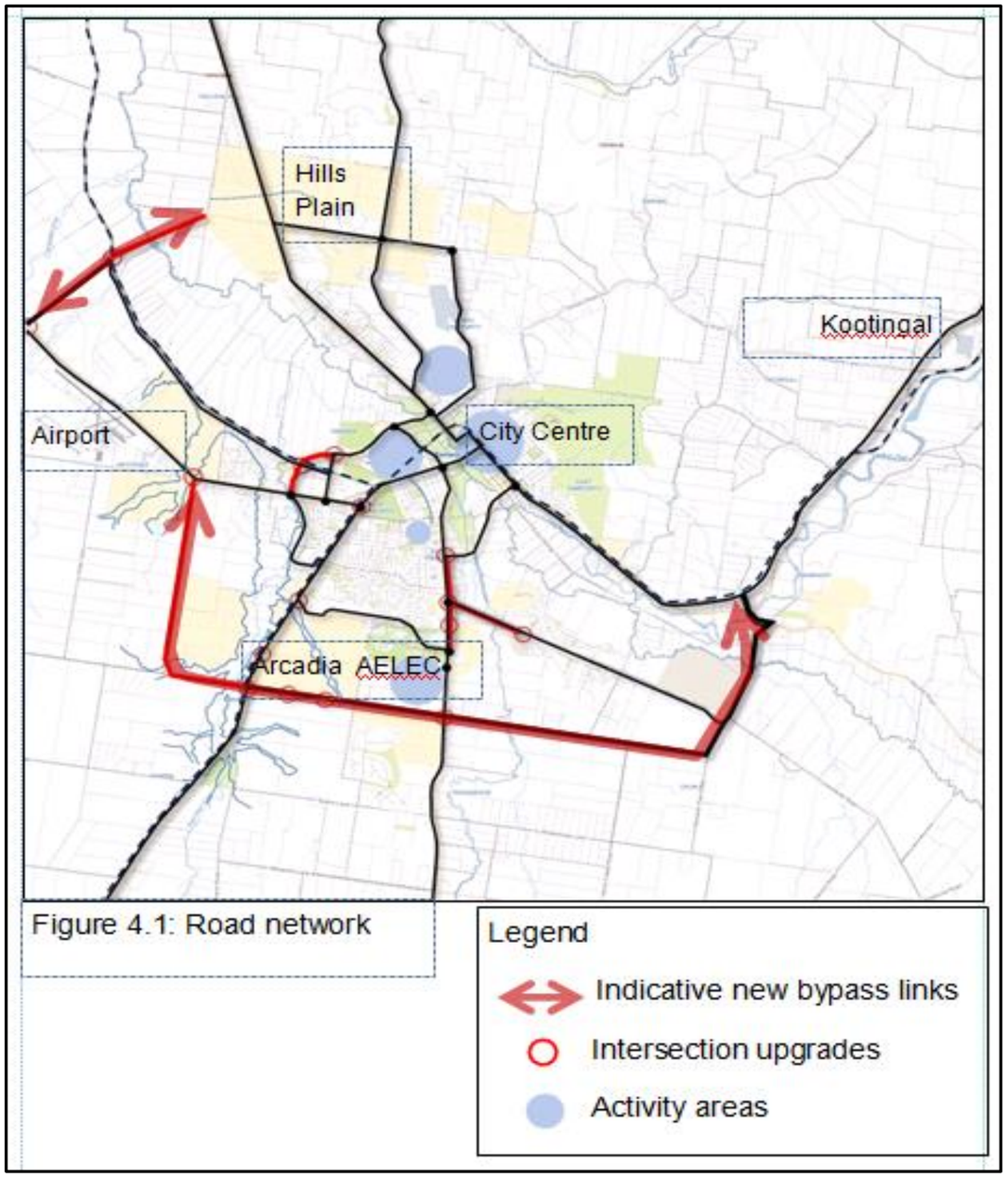


Figure 4.1: Road network

Source: Blueprint 100

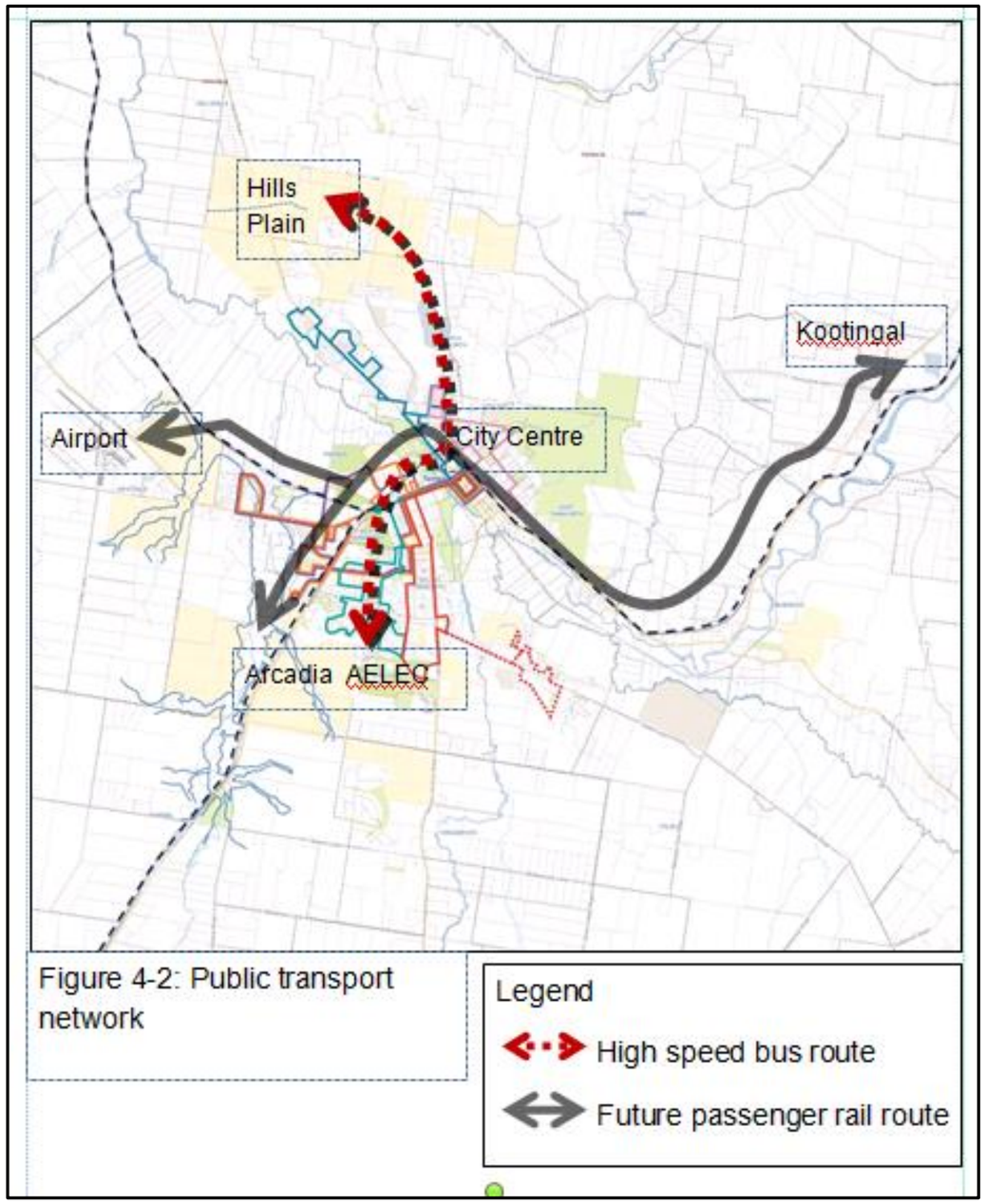


Figure 4-2: Public transport network

Source: Blueprint 100

While not presently endorsed by the NSW State Government, the long term possibility of a local passenger rail service between Kootingal, the City centre, Arcadia and the Airport deserves further investigation.

Currently in Tamworth the incentive to choose walking and cycling over driving is low due to factors such as convenient parking and climate conditions particularly the heat of summer.

However, there is a significant cohort of serious and recreational cyclists in Tamworth and as the population increases, traffic congestion, petrol price rise and a healthy lifestyle becomes more important to people, active transport modes will become a more desirable way of getting around.

The current cycle network is fragmented. A strategy has been prepared to assess the active transport network and identify areas that should be better connected (Figure 4.3). The first stage is to connect and retrofit existing cycleways, followed by a further expansion of the network to link attractors such as schools, commercial areas, employment areas and recreation facilities.

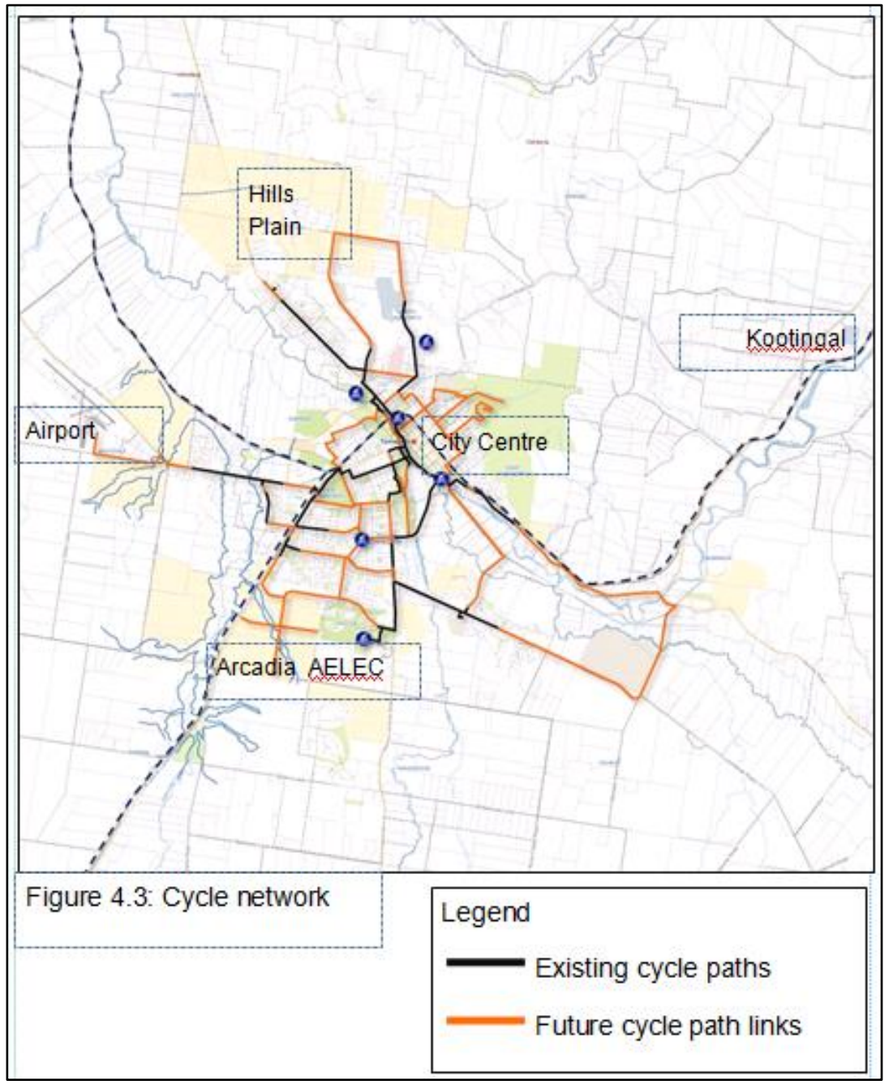


Figure 4.3: Cycle network

Source: Blueprint 100

Actions ***(CRC = Connect our Region and its Citizens)***

CRC1 Continue to support and implement the *Namoi Region Road Network Strategy*, including network and intersection improvements

CRC2 Undertake a Tamworth Central Business District (CBD) to Airport Corridor Plan that improves traffic flows while considering local connectivity, and that improves the visual character (possibly through tree planting).

CRC3 Work in partnership with Transport for NSW to prepare an integrated transport and land use plan that includes a review of the bus network and enhances the cycle network.

CRC4 Encourage developers through the Development Assessment process to include end of trip facilities (showers, lockers, bike storage) to encourage walking and cycling to work

CRC5 Undertake a high level feasibility study for privately owned (potentially Council subsidised) passenger rail service between Kootingal, the City centre, Arcadia and the airport in consultation with Transport for NSW

RELATIONSHIP TO OTHER PLANS

The above actions are consistent with the following Council's Community Strategic Plan principles:

C1 – Active healthy communities

A1 – Safe and efficient transport network

The above actions give effect to the following New England North West Regional Plan 2036 directions:

Direction 14: Enhance transport and infrastructure networks

Direction 15: Facilitate air and public transport infrastructure

Direction 19: Support healthy, safe, socially engaged and well-connected communities



Figure 4.4: Tamworth Regional Airport Maintenance Hangars
Source: Tamworth Regional Council

5. Design with nature

Vision

- High quality blue/green corridors (being integrated stormwater / recreation)
- Better protection of biodiversity through Council/developer partnerships
- Joint water, energy and waste projects between food processors and Council

Tamworth is located in the Namoi catchment. The *Namoi Catchment Sustainability Plan* provides a future vision of vibrant communities and landscapes within the Namoi catchment. The plan highlights the Council's responsibilities and commitments in the management of social and economic development in a sustainable manner.

This includes compact development to provide the most efficient use of resources. However, this goal must be supported by high quality urban design both at the macro-level, (estates & suburbs), and at the micro-level including streetscape and building design. Waste management and energy efficiency will remain key focusses to support urban growth of all kinds.

Biodiversity protection and management is a major challenge to be addressed to provide the opportunity for development in suitable locations, comply with relevant legislation and provide tangible on the ground biodiversity outcomes.

Stormwater management plays a key role due to its inherent propensity to provide links though suburbs, farmland and bushland often linking to natural watercourses. The opportunity is to provide genuine dual drainage/open space use, referred to as blue/green corridors.

Natural hazards including flood and bushfire are important factors to be considered and recent studies and mapping is being brought online to assist in management of development in affected areas. Climate change is predicted to exacerbate these hazards in terms of their frequency and intensity. Mapping has also become available for vegetation and will be augmented by biodiversity mapping which is being obtained. Further studies into biodiversity in key development areas is required especially the implications of the rare and important Grassy White Box Woodlands and similar habitats.

Commercial and community renewable energy initiatives are being proposed and Council has a role to play as a stakeholder for large initiatives determined by NSW State authorities and as the consent authority for smaller proposals. Council is a significant business which adopts energy efficiency and renewable energy innovations in buildings and assets where possible and has the ongoing opportunity to do so as technology evolves over time.

Actions (Design with Nature)

DN1 Require the quality of development designs submitted to the Council to be improved, including their sustainability aspects supported by urban design guidelines

DN2 Require the quality of infrastructure built, and accepted by, the Council to be robust, durable, sustainable, and low maintenance aided by inclusion of low impact stormwater guidelines to link to TRC policies to control and manage stormwater

DN3 Partner with the development sector to complete a Tamworth City growth areas Grassy White Box Woodlands study and explore Council owned land that could be used as off-set sites for threatened species in growth areas in order to facilitate development

DN4 Integrate waste minimisation considerations into requirements for development such as waste management plans to be submitted with Development Applications to assist with waste reduction and recycling

DN5 Identify the blue/green networks in new greenfield areas to reduce drainage cost for greenfield development considering water sensitive urban design while still requiring superior open space outcomes.

DN6 Complete and utilise mapping for flooding, bushfire hazards, vegetation and biodiversity and support renewable energy initiatives

RELATIONSHIP TO OTHER PLANS

The above actions are consistent with the following of Council's Community Strategic Plan principles:

F2 – To promote sustainable living to protect and support our environment, heritage and resources

The above actions give effect to the following New England North West Regional Plan 2036 directions:

Direction 18: Provide great places to live.

Direction 20: Deliver greater housing diversity to suit changing needs.

Direction 21: Deliver well planned rural residential housing.



Figure 5.1: Wide view of City of Tamworth from Oxley Lookout
Source: ABC News: abc.net.au

6. Celebrate culture and heritage

Vision

- Aboriginal Cultural Heritage sites recognised and protected from inappropriate development
- Our built heritage has been comprehensively reviewed
- Towns and villages are recognised for their unique characteristics

The Tamworth Region has a rich Aboriginal culture and history. European heritage is also significant and is being enhanced by an increasingly multicultural community.

The *Tamworth Region Cultural Plan 2018-2023* outlines the Council's arts and culture priorities. The plan is the product of extensive consultation and reflects the community's aspirations. The Council has also developed the *Innovate Reconciliation Action Plan 2018-2020 (RAP)* to respect and promote Aboriginal culture and engage the Aboriginal members of the community in the all matters affecting the region.

An Aboriginal Cultural Heritage Management Plan (ACHMP) is recommended as an essential prerequisite to moving forward with protecting, managing and celebrating Tamworth's unique Aboriginal cultural heritage. These involve, but are not limited to, consultation protocols with the Local Aboriginal Lands Council and the wider Aboriginal community, mapping and identification of significant sites and items, document procedures for assessment of DAs and complying development.

Local Aboriginal Lands Councils play an active role in the development and implementation of management strategies for public and Crown land. Partnership and opportunities should be identified relating to existing planning provisions and future opportunities for land already owned by Local Aboriginal Land Councils such as bio-banking.

Historic buildings and sites are protected by their listing in Schedule 5 of the *Tamworth Regional LEP 2010*. Being heritage listed means that many proposed works need a Development Application and heritage matters are taken into account.

Exceptions to this are covered by the *SEPP (Exempt and Complying Development Codes) 2008* and often apply to works that do not affect the specific structures described in the listing especially if the works do not affect the front of the listed item as it addresses the street. The establishment of 'character precincts' for inclusion in the Local Environmental Plan should be considered to provide stronger protection of heritage values in recognised areas. Heritage studies and Schedule 5 need to be accurate to ensure that the correct properties are effectively protected.

Actions (C&H = Culture and Heritage)

C&H1 Implement the *Tamworth Region Cultural Plan 2018-2023* and the *Innovate Reconciliation Action Plan 2018-2020*

C&H2 Prepare maps to identify sites of Aboriginal heritage in new land release areas, where culturally appropriate, to inform planning strategies and local plans to protect Aboriginal heritage applying resources including the register developed by NSW Office of Environment and Heritage

C&H3 Undertake Aboriginal cultural heritage assessments and develop Aboriginal Cultural Heritage Management Plans (ACHMP) in consultation with the local Aboriginal community and the Local Aboriginal Lands Council and amend the Tamworth Regional DCP 2010 to incorporate a chapter which gives effect to the recommendations and actions from the ACHMP

C&H4 Develop heritage studies in consultation with the local Aboriginal community, and adopt appropriate measures in planning strategies and local plans to protect Aboriginal heritage including protocols on processes for Development Applications, Planning Proposals, Development Control Plans etc.

C&H5 Identify land or areas where there are opportunities for bio-banking to be undertaken on Crown, Local Aboriginal Lands Council and/or Council land

C&H6 Investigate the potential to establish 'character precincts' in the Local Environmental Plan to promote heritage values in recognised areas

C&H7 Prepare, review and update heritage studies and Schedule 5 of the *Tamworth Regional LEP 2010* in consultation with the wider community to identify any items incorrectly included and heritage buildings or sites that should be added to Schedule 5

C&H8 Develop conservation management policies for heritage items and areas that provide for sympathetic and adaptive use of heritage items and assets

RELATIONSHIP TO OTHER PLANS

The above actions are consistent with the following of Council's Community Strategic Plan principles:

C2 – Promote our region's heritage, character and culture.

L1 – Our community feel well informed, heard, valued and involved in the future of the Region.

The above actions give effect to the following *New England North West Regional Plan 2036* directions:

Direction 17: Strengthen community resilience.

Direction 22: Increase the economic self-determination of Aboriginal communities.

Direction 23: Collaborate with Aboriginal communities to respect and protect Aboriginal culture and heritage.

Direction 24: Protect the Region's historic heritage assets.

Deliver Durable Infrastructure

Vision

- Areas surrounding the new and potential water storage areas have been protected
- New built areas are water sensitive designed
- Major infrastructure upgrades have been put in place in key locations

Transport infrastructure has been discussed earlier in of the Local Strategic Planning Statement.

A durable water supply is identified as an essential component of supporting the existing requirements of the region and providing for future residents and businesses. The drought being experienced in 2019 highlights the need for investment in, and management of, durable water infrastructure. While Tamworth City and some of the Council's towns are relatively well served compared to many other regional centres, water, wastewater (and waste) management is a significant issue for Council, businesses and residents as the region grows in population. The graph below indicates the population triggers for major upgrades to infrastructure.

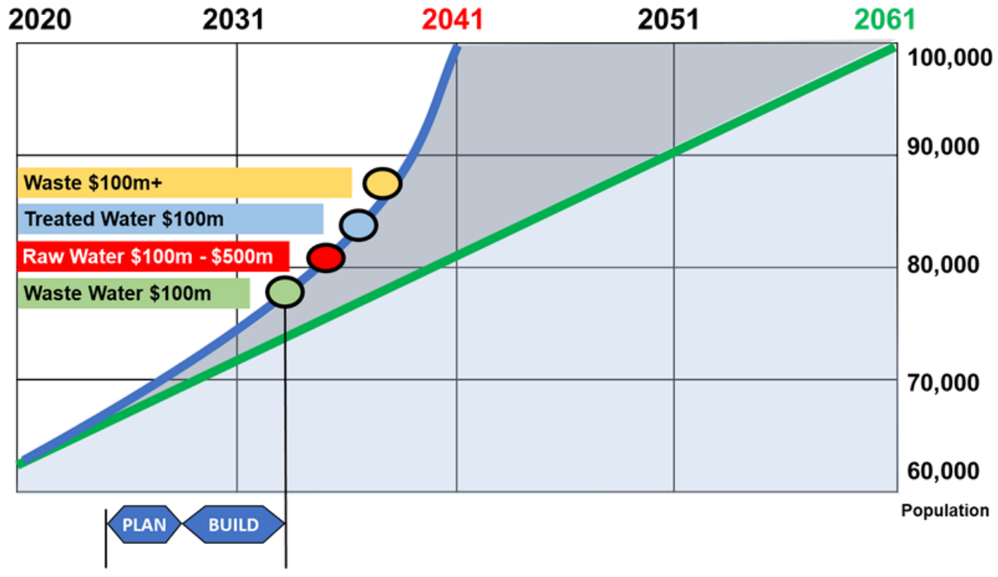


Figure 7.1: Large infrastructure renewal triggers
Source: Tamworth Regional Council

The blue line indicates potential acceleration of population growth while the green line provides a basic projection under current growth conditions.

The major water related works are shown on the solid blue line (accelerated growth) as being triggered in the period between 2033 and 2036 and the plan and build lead time is shown for the first major work. It is notable that under the current growth scenario major works are indicated at approximately 2037 (waste water), 2041 (raw water) and 2043 (treated water).

It is clear that the community and Council should act now to provide for these major works to be delivered as funding needs to be secured prior to the planning phase. In this regard the announcement of $480m for a new Dungowan Dam by the Australian Prime Minister in October 2019 represents a very promising step in this process. Council is undertaking a number of projects and initiatives including an off-river storage dam at Calala and new pipeline from Dungowan to Tamworth to reduce transmission losses in partnership with the NSW Government.

Part 1 of Blueprint explores a range of actions Council can undertake to engage with NSW State and Federal Government to continue to advocate for funding and the successful implementation of projects such as a new Dungowan Dam.

There are a number of land use planning implications that relate to the provision of durable infrastructure. These fall into the categories of firstly, maintaining options for future works and secondly, facilitation of sustainable use of raw water and water related infrastructure.

The Local Environmental Plan (LEP) includes a range of options to maintain future opportunities such as Lot Size, Zone and buffers or overlays supported by clauses in the LEP document. The purpose of this would be to avoid inappropriate use of the land now that could prevent major works in the future. Such uses might include subdivision of land into small lifestyle lots in areas where future major works may be located. It would not be the aim to restrict the current use of the land.

Development controls could provide further direction in the use of such lands. Water sensitive urban design and other water use initiatives can be promoted by development controls. The Department of Planning Industry and Environment are currently developing standard Development Control Plan template that will include such provisions. Upon the release of the template Council will consider if additional local controls are appropriate for particular areas or industries.

Actions (DD = Deliver Durable infrastructure)

DD1 Investigate, identify and map the locations and extent of land where key infrastructure may be located in future.

DD2 Investigate appropriate LEP provisions that could be applied to significant lands.

DD3 Review the Department of Planning Standard Template Development Control Plan to identify opportunities for additional local provisions

RELATIONSHIP TO OTHER PLANS

The above actions are consistent with the following Council's Community Strategic Plan principles:

F2 – To promote sustainable living to protect and support our environment, heritage and resources

The above actions give effect to the following New England North West Regional Plan 2036 directions:

Direction 10: Sustainably manage and conserve water resources

Direction 12: Adapt to natural hazards and climate change

Implementation, Monitoring and Reporting

Implementation

The *Tamworth Regional Local Strategic Planning Statement 2020* (LSPS) communicates the long-term land use strategy for the Tamworth Regional Local Government Area to 2041. The strategy takes into account world mega trends and current growth trends as well as exploring the potential for an accelerated growth scenario.

Actions identified in the LSPS often entail proposed changes to development controls or land use provisions (Zone, Lot Size etc.). In this case, amendment (or comprehensive review) of the *Tamworth Regional Local Environmental Plan 2010* (*TRLEP 2010*) and/or *Tamworth Regional Development Control Plan 2010* would be required. Alignment to the strategic direction within the Local Strategic Planning Statement will be a significant consideration when determining how amendments may proceed.

While Council's land use planning provisions, such as the *TRLEP 2010*, are major implementation tools, the delivery of the strategy is clearly influenced by policy and expenditure decisions by government at all levels and investment by the private sector.

The LSPS is intended to guide NSW State, regional and local policy and decision makers on matters that affect the Tamworth region including; housing, commerce, environment, water and transport infrastructure, and sets the basis for future evaluation of resourcing, infrastructure and budgetary decisions by Council.

The formation of a dedicated team is proposed to carry out a series of policy reviews and a rolling implementation plan that will implement actions arising from the Local Strategic Planning Statement.

Monitoring and Review

Council will monitor, review and report on its Local Strategic Planning Statement (LSPS) to ensure that planning priorities are being achieved. Council will use the existing Integrated Planning and Reporting framework under the *Local Government Act 1993* for the purpose of monitoring the implementation of the LSPS.

Council will commence its first full review of the LSPS in 2023 and again every four years to align the review period with Council's Community Strategic Plan and Integrated Planning and Reporting under the *Local Government Act 1993*.

Regular reviews will ensure that that LSPS reflects the vision the community has for the future of the Tamworth Region and is aligned with the latest trends and information available about the environment and the community's social and economic needs.

Funding & Investment

The Local Strategic Planning Statement (LSPS) plays an important role in Council's resourcing strategy, with preparation of policies and studies required by this statement to be funded in the 4-year delivery program and annual operational plans. To this end it will be important to consider this LSPS in conjunction with *Blueprint 100 – Part 1* and the upcoming *Blueprint Part 3 (Growth Management Strategy)*.

Implementation Committee and Reference Groups

It is recognised by the Council that *Blueprint 100 – Part 1* and the Local Strategic Planning Statement (LSPS) will only be a success if there is a dedicated team focussed on implementing the key recommended actions.

Many of the key initiatives, including; health and education precinct, equine precinct, addressing the shortage of one and two-bedroom units, Kable Avenue redevelopment and Glen Artney precinct, require strategic property, marketing and economic development facilitation.

It is also acknowledged that this work can not be just added to existing roles. Instead, a new team dedicated to *Blueprint 100* and LSPS implementation needs to be formed. It is planned that this team will be established in partnership with, and integrated with, the potential Special Activation Precinct (SAP) under consideration by the NSW State Government.

Council will also establish a Blueprint Implementation Steering Committee. The committee will be chaired by the General Manager and be responsible for ensuring on-the-ground tangible outcomes are achieved. Membership includes the Mayor, General Manager, Council's Executive Management Team, Regional Director Premier and Cabinet and other agencies as appropriate.

The committee will also be supported by a number of community reference groups. Community reference groups will be established to provide the opportunity for an on-going dialogue between the Council and the community to help achieve the shared vision and inform future updates to LSPS and planning controls. Membership of the groups will represent a diverse cross-section of the community to facilitate input from environmental, economic, social and cultural perspectives.

Existing governance arrangements and partnerships

The implementation of Local Strategic Planning Statement (LSPS) is dependent on strong partnership between Council and a range of other government, private sector and non-government organisations, as well as the wider community. Council aims to work closely with a range of organisations to achieve the desired outcomes and will build on its existing consultative structures, partnerships and collaborations.

Existing governance arrangements, such as reporting to Namoi Unlimited, will be utilised to support effective approaches to regional issues. The need to work effectively with other Councils in the region recognises the wider role that Tamworth Regional Council's strategic planning and decision-making plays in achieving the objectives of the *New England North West Regional Plan 2036*. It also recognises the potential impact that strategically important decisions taken by Council regarding critical infrastructure, environmental issues, housing, investment and a range of other topics covered in the LSPS, may have on the plans of neighbouring Councils.

These important cross-boundary partnerships will support Council to realise its vision by driving efficiencies in attracting investment, accessing government funding and a wider field of expertise.

Prioritisation

The Implementation Table below shows how the objectives and actions outlined in the Local Strategic Planning Statement will be implemented and prioritised.

IMPLEMENTATION SCHEDULE

Note: It is taken that the *Tamworth Regional Council Local Strategic Planning Statement 2020* is effectively a relevant plan to all Actions

Definitions: Short Term: 0 – 5 Years

Medium Term: 6 – 10 Years

Long Term: 10 – 20+ Years

Smart Growth and Housing Choices

Actions *(SG = Smart Growth and Housing Choices)*	***Relevant Plans***	***Key Performance Indicators***	***Rank***
SG1 Implement planning controls to support continued growth to the north of Tamworth and provide for the efficient use of land in new residential development Stratheden 1 and 2	*Tamworth Regional Local Environmental Plan 2010* *(TRLEP 2010)* *Tamworth Regional Development Control Plan 2010* *(TRDCP 2010)* *New England North West (NENW) Regional Plan*	*TRLEP 2010 and TRDCP2010* amended	Short Term
SG2 Apply planning provisions to implement master planned residential development in Arcadia up to Burgmanns Lane and in future to the southwest up to Country Road, so the residential area is contained within the future Southern Bypass	*TRLEP 2010* *TRDCP 2010* *Arcadia Structure Plan*	*TRLEP 2010 and TRDCP2010* amended	Short Term
SG3 Investigate appropriate Local Environmental Plan and Development Control Plan provisions to provide further recognition and protection of established character areas located in East and West Tamworth.	*TRLEP 2010* *TRDCP 2010*	Precinct Plans formulated *TRLEP 2010 and TRDCP2010* amended	Short Term
SG4 Develop Precinct Plans for Health and Education Precinct, Bridge Street Precinct and Tamworth CBD and encourage shop top housing in Peel Street and apartment living in Kable Avenue through targeted planning controls	*TRLEP 2010* *TRDCP 2010*	Precinct Plans formulated *TRLEP 2010 and TRDCP2010* amended	Short Term
SG5 Review Zone and Lot Size provisions to better manage and deliver rural residential development consistent with Principles 1-5 of the Interim Settlement Planning Guidelines or comprehensive framework once released	*TRLEP 2010*	*TRLEP 2010* amended	Short Term
SG6 Review the *Tamworth Regional Development Control Plan 2010* to improve the feasibility of affordable housing development and review current affordable housing strategy and ensure alignment with NSW State planning policies and deliver more opportunities for affordable housing by incorporating provisions in growth management strategies and local plans	*TRDCP2010, Affordable Housing Strategy and State Environmental Planning Policies (SEPPs)*	*Revised TRDCP2010* and *Affordable Housing Strategy*	Medium Term

Create a Prosperous Region

Actions *(PR = Create a Prosperous Region)*	***Relevant Plans***	***Key Performance Indicators***	***Rank***
PR1 Develop a masterplan for the CBD and consider the actions required implement planning controls to activate the CBD, facilitate a university and unlock the potential for additional student housing and commercial growth (Refer SG3)	*TRLEP 2010* *Draft Bicentennial Park Master Plan*	*Updated TRLEP 2010* *Updated TRDCP 2010* *CBD Precinct Plan*	Short Term
PR2 Develop and implement a precinct strategy for Glen Artney and align with the Tamworth Regional Airport Master Plan	*TRLEP 2010* *Airport Master Plan* *Glen Artney Structure Plan*	Amendments and adoption of relevant Plans	Short Term
PR3 Implement planning provisions to protect the Airport so it can reach its potential and analyse the consequences of airport expansion on noise exposure, obstacle height limitation and flight training path Local Environmental Plan (LEP) controls	*TRLEP 2010* *Airport Master Plan* *TRDCP 2010*	*TRLEP 2010* amended	Short Term
PR4 Develop a health and education precinct strategy to underpin planning controls using best practice principles including the option to leverage Council land if appropriate (Refer SG3)	*TRLEP 2010* *TRDCP2010*	Precinct Plans implemented *TRLEP 2010 and TRDCP 2010* amended	Short Term
PR5 Develop a masterplan for the overall Longyard area and identify land and zoning in order to facilitate businesses that support the equine activities, including veterinary services, at AELEC	*TRLEP 2010* *TRDCP 2010*	*Longyard Precinct Masterplan* *TRLEP 2010 and TRDCP2010* amended	Short Term
PR6 Review the *Tamworth Regional Development Control Plan 2010* to ensure it is not onerous to agribusiness being targeted and Identify intensive agricultural clusters (e.g. poultry) in *Tamworth Regional Local Environmental Plan 2010* or DCP maps to ensure notations on planning certificates	*TRLEP 2010* *TRDCP 2010*	Intensive agricultural clusters identified. *TRLEP 2010 and TRDCP 2010* amended as appropriate	Short Term / Medium Term
PR7 Require Land Use Conflict Risk Assessment (LUCRA) as part of Development Controls for dwellings not associated with agricultural operations and all non-agricultural related development especially in identified intensive agricultural clusters	*TRDCP 2010*	*TRDCP 2010* amended	Short Term
PR8 Continue to support the Namoi Region Road Network's road upgrade, efficiency and safety programs to optimise land use planning and economic outcomes	*Namoi Region Road Network Strategy*	*Namoi Region Road Network Strategy* implemented and regularly updated with Council involvement	Ongoing

Build Resilient Communities

Actions *(RC = Build Resilient Communities)*	***Relevant Plans***	***Key Performance Indicators***	***Rank***
RC1 Make provision for Manilla and Kootingal growth and development and investigate planning controls to underpin 'Poultry' intensive agriculture precinct	*TRLEP 2010* *TRDCP 2010*	Poultry cluster assessed. *TRLEP 2010 and TRDCP 2010*	Short Term / Medium Term
RC2 Identify and support growth and vitality of towns and rural centres by review of Zone and Lot Size provisions, supporting affordable housing opportunities and promoting aging-in-place	*TRLEP 2010* *TRDCP 2010*	*TRLEP 2010 and TRDCP 2010* amended	Short Term
RC3 Consider the inclusion of appropriate Aboriginal archaeological sites in Schedule 5 to the Tamworth Regional Local Environmental Plan 2010 in consultation with relevant boards and groups	*TRLEP 2010*	*TRLEP 2010* amended as appropriate	Medium Term
RC4 Support and promote health and education across the region including a Health & Education Precinct in North Tamworth	*TRDCP2010*	*TRDCP 2010* amended	Short Term
RC5 Masterplan the Tamworth CBD including the a Performing Arts Precinct in CBD toward the southern section of Peel Street	*TRDCP 2010*	*Performing Arts Precinct Plan* *TRDCP 2010* amended	Short Term
RC6 Finalisation of precinct plan to take in the Northern Inland Sporting Centre of Excellence and AELEC to promote tourism and underpin revised planning controls for the locality	*TRLEP 2010* *TRDCP 2010*	Precinct Plan complete *TRLEP 2010 and TRDCP 2010* amended Increased visitor numbers to the precinct	Short Term / Medium Term
RC7 Develop a Sport and Recreation Plan for the region which incorporates a needs assessment and facility/sporting infrastructure benchmarking of areas with populations of approximately 100,000 promoting the appeal of visiting the region	*Council Sport and Recreation Plan*	*Sport and Recreation Plan* updated and implemented	Short Term
RC8 Review the Lot Size for RU1 – Primary Production and RU4 – Primary Production Small Lots zoned land to ensure it is not an inhibitor to the agricultural economy and make provision for Manilla's ongoing growth and support its community needs	*TRLEP 2010*	*TRLEP 2010* amended	Short Term

Connect our Region and its Citizens

Actions *(CRC = Connect our Region and its Citizens)*	***Relevant Plans***	***Key Performance Indicators***	***Rank***
CRC1 Continue to support and implement the *Namoi Region Road Network Strategy*, including network and intersection improvements	*Namoi Region Road Network Strategy*	Network and intersection improvement implemented	Short Term
CRC2 Undertake a Tamworth Central Business District (CBD) to Airport Corridor Plan that improves traffic flows while considering local connectivity, and that improves the visual character (possibly through tree planting).	*TRDCP 2010*	Airport Corridor Plan	Short Term
CRC3 Work in partnership with Transport for NSW to prepare an integrated transport and land use plan that includes a review of the bus network and enhances the cycle network.	*Tamworth Regional Council Cycle Plan*	Completion of integrated transport and land use plan	Short Term / Medium Term
CRC4 Encourage developers through the Development Assessment process to include end of trip facilities (showers, lockers, bike storage) to encourage walking and cycling to work	*TRDCP2010*	Enhanced DA process	Short Term / Medium Term
CRC5 Undertake a high level feasibility study for privately owned (potentially Council subsidised) passenger rail service between Kootingal, the City centre, Arcadia and the airport in consultation with Transport for NSW	NSW State Guidelines	High level feasibility study	Long Term

Design with Nature

Actions *(DN = Design with Nature)*	***Relevant Plans***	***Key Performance Indicators***	***Rank***
DN1 Require the quality of development designs submitted to the Council to be improved, including their sustainability aspects supported by urban design guidelines	*TRDCP 2010* Urban Design Guidelines	Urban Design Guidelines Updated *TRDCP amended*	Short Term
DN2 Require the quality of infrastructure built, and accepted by, the Council to be robust, durable, sustainable, and low maintenance aided by inclusion of low impact stormwater guidelines to link to TRC policies to control and manage stormwater	Stormwater Guidelines / Subdivision Guidelines	Precinct Structure Plans with input from developers include detailed agreed infrastructure (including drainage design)	Short Term / Ongoing
DN3 Partner with the development sector to complete a Tamworth City Growth Areas Grassy White Box Woodlands study and explore Council owned land that could be used as off-set sites for threatened species in growth areas in order to facilitate development	Existing Studies (and mapping)	*Tamworth City Growth Areas Grassy White Box Woodlands Study* formulated	Short Term / Medium Term
DN4 Integrate waste minimisation considerations into requirements for development such as waste management plans to be submitted with Development Applications to assist with waste reduction and recycling	*TRDCP 2010*	*TRDCP* Updated	Short Term
DN5 Identify the blue/green networks in new greenfield areas to reduce drainage cost for greenfield development considering water sensitive urban design while still requiring superior open space outcomes.	*TRDCP 2010*	Precinct Structure Plans with input from developers include blue/green networks with high quality open space designs	Short Term
DN6 Complete and utilise mapping for flooding, bushfire hazards, vegetation and biodiversity and support renewable energy initiatives	*TRLEP 2010* *TRDCP 2010*	Completed mapping available to stakeholders in appropriate format	Short Term

Celebrate Culture and Heritage

Actions *(C&H = Celebrate Culture and Heritage)*	***Relevant Plans***	***Key Performance Indicators***	***Rank***
C&H1 Implement the *Tamworth Region Cultural Plan 2018-2023* and the *Innovate Reconciliation Action Plan 2018-2020*	*Tamworth Regional Council Cultural Plan and Innovate Reconciliation Action Plan*	*TRC Cultural Plan* and *Innovate Reconciliation Action Plan* implemented & regularly reviewed	Short Term
C&H2 Prepare maps to identify sites of Aboriginal heritage in new land release areas, where culturally appropriate, to inform planning strategies and local plans to protect Aboriginal heritage applying resources including the register developed by NSW Office of Environment and Heritage	*Innovate Reconciliation Action Plan* *TRLEP 2010*	Mapping complete and utilised where culturally appropriate	Medium Term
C&H3 Undertake Aboriginal cultural heritage assessments and develop Aboriginal Cultural Heritage Management Plans (ACHMP) in consultation with the local Aboriginal community and the Local Aboriginal Lands Council and amend the Tamworth Regional DCP 2010 to incorporate a chapter which gives effect to the recommendations and actions from the ACHMP	*Innovate Reconciliation Action Plan* *TRDCP 2010*	Aboriginal Cultural Heritage Management Plans (ACHMP) *TRDCP 2010* Updated	Short Term
C&H4 Develop heritage studies in consultation with the local Aboriginal community, and adopt appropriate measures in planning strategies and local plans to protect Aboriginal heritage including protocols on processes for Development Applications, Planning Proposals, Development Control Plans etc.	*TRDCP 2010* *TRLEP 2010*	Heritage studies complete and informing processes and strategies	Medium Term
C&H5 Identify land or areas where there are opportunities for bio-banking to be undertaken on Crown, Local Aboriginal Lands Council and/or Council land	*Proposed Tamworth City Growth Areas Grassy White Box Woodlands Study & Council Land Register*	Opportunities identified and taken as appropriate	Medium Term
C&H6 Investigate the potential to establish 'character precincts' in the Local Environmental Plan to promote heritage values in recognised areas	*TRLEP 2010* *TRDCP 2010*	Investigation complete and potential update to TRLEP 2010	Short Term
C&H7 Prepare, review and update heritage studies and Schedule 5 of the *Tamworth Regional LEP 2010* in consultation with the wider community to identify any items incorrectly included and heritage buildings or sites that should be added to Schedule 5	*TRLEP 2010* *TRDCP 2010*	Heritage Studies completed and update to Schedule 5 of the *TRLEP 2010*	Short Term / Medium Term
C&H8 Develop conservation management policies for heritage items and areas that provide for sympathetic and adaptive use of heritage items and assets	*Heritage Studies* *TRDCP*	Conservation management policies	Medium Term

Deliver Durable Infrastructure

Actions *(DD = Deliver Durable Infrastructure)*	***Relevant Plans***	***Key Performance Indicators***	***Rank***
DD1 Investigate, identify and map the locations and extent of land where key infrastructure may be located in future.	*TRLEP 2010* *TRDCP 2010*	Mapping completed to inform potential update of *TRLEP 2010 and TRDCP 2010*	Short Term
DD2 Investigate appropriate Local Environmental Plan provisions that could be applied to significant lands.	*TRLEP 2010* *TRDCP 2010*	*TRLEP 2010 and TRDCP 2010* updated as appropriate	Short Term
DD3 Review the Department of Planning Standard Template Development Control Plan to identify opportunities for additional local provisions	*TRDCP 2010*	*TRDCP 2010* updated as appropriate	Shoot Term

Reference Documents:

Future Transport Strategy 2056: NSW Government, 2018, *(*Transport for NSW)

Interim Settlement Planning Guidelines: Department of Planning

Livable Housing Design Guidelines 2nd Edition (2012): Livable Housing Australia

Lower North West Economic Development Strategy 2018-2022: NSW Premier & Cabinet

Namoi Region Road Network Strategy 2018: Namoi Unlimited

Namoi Unlimited Strategic Regional Plan 2018-2021

Namoi Water for the Future Strategy Plan 2019: Namoi Unlimited

New England North West Regional Plan 2036: Department of Planning & Environment

NSW Department of Planning Industry and Environment LSPS Guidelines

NSW Coalfields: NSW Government, 2018, Resources & Geoscience

State Infrastructure Strategy 2018-2018: NSW Government (2018)

Tamworth Commercial Centres and Employment Lands Strategy 2019: HillPDA

Tamworth Regional Council Community Strategic Plan: Keychange 2017-2027

Tamworth Regional Council Affordable Housing Strategy 2011

Tamworth Regional Council Cultural Plan 2018-2023

Tamworth Regional Council Innovate Reconciliation Action Plan 2018-2020

Tamworth Regional Development Control Plan 2010

Tamworth Regional Local Environmental Plan 2010

Tamworth Tomorrow: Driving the Tamworth Region's Economic Growth 2016-2021

Legislation

- *Environmental Planning & Assessment Act 1979*
- *Environmental Planning & Assessment 2000*
- *Local Government Act 1993*
- *SEPP (Exempt and Complying Development Codes) 2008*
- *SEPP Affordable Housing (Revised Schemes)*
- *SEPP (Affordable Rental Housing) 2009*

Data sources

- *id demographic resources- Economy Profile, Population Forecast and Community Profile using ABS,*
- *National Economics (NIEIR) – Modelled series,*
- *Tourism Research Australia – Survey data*

Tamworth Regional Council Background Papers (being finalised):

- Supply and Demand Review of Large Lot and Rural Residential Lands 2019
- Rural Lands Background Paper 2019
- Residential Lands Housing Choice 2019

Image Credits

Figure 3: 'Tamworth Base Hospital', *Leading Edge Automation* http://www.leading-edge-automation.com/tamworth-hospital/

Figure 7: 'Peel River at Tamworth', *Tamworth Regional Landcare Association* http://www.trla.org.au

Figure 1.2: 'Large Lot Development at Hills Plain East', *Tamworth Regional Council - Hills Plain Brochure 2010*

Figure 3.2: 'Air-sports at Mount Borah', Destination Tamworth http://www.destinationtamworth.com.au/Explore/manilla

Figure 3.4: 'The face and nature of Australian family farms is changing', ABC Bush Telegraph online. https://www.abc.net.au/radionational/programs/archived/bushtelegraph/australia-farms/5815050

Figure 4.4: 'Tamworth Regional Airport', *Tamworth Regional Council*

Figure 5.1: 'Wide view of City of Tamworth from Oxley Lookout, *ABC News* http://www.abc.net.au

APPENDIX 1 - LARGE LOT AND RURAL RESIDENTIAL LANDS SNAPSHOT

There will be a continuing demand for large lot and rural residential living in the Tamworth Region. Significant areas have been developed around Tamworth City and to a lesser degree the region's towns and villages. An analysis has been undertaken to assess supply and demand for large lot and rural residential lots resulting in the Tamworth and surrounding lands area and a snapshot has been developed to expand on the spatial distribution of supply and demand.

Existing large lot and rural residential development has been assessed within the Tamworth City and surrounding lands as shown at Figure 1 below.

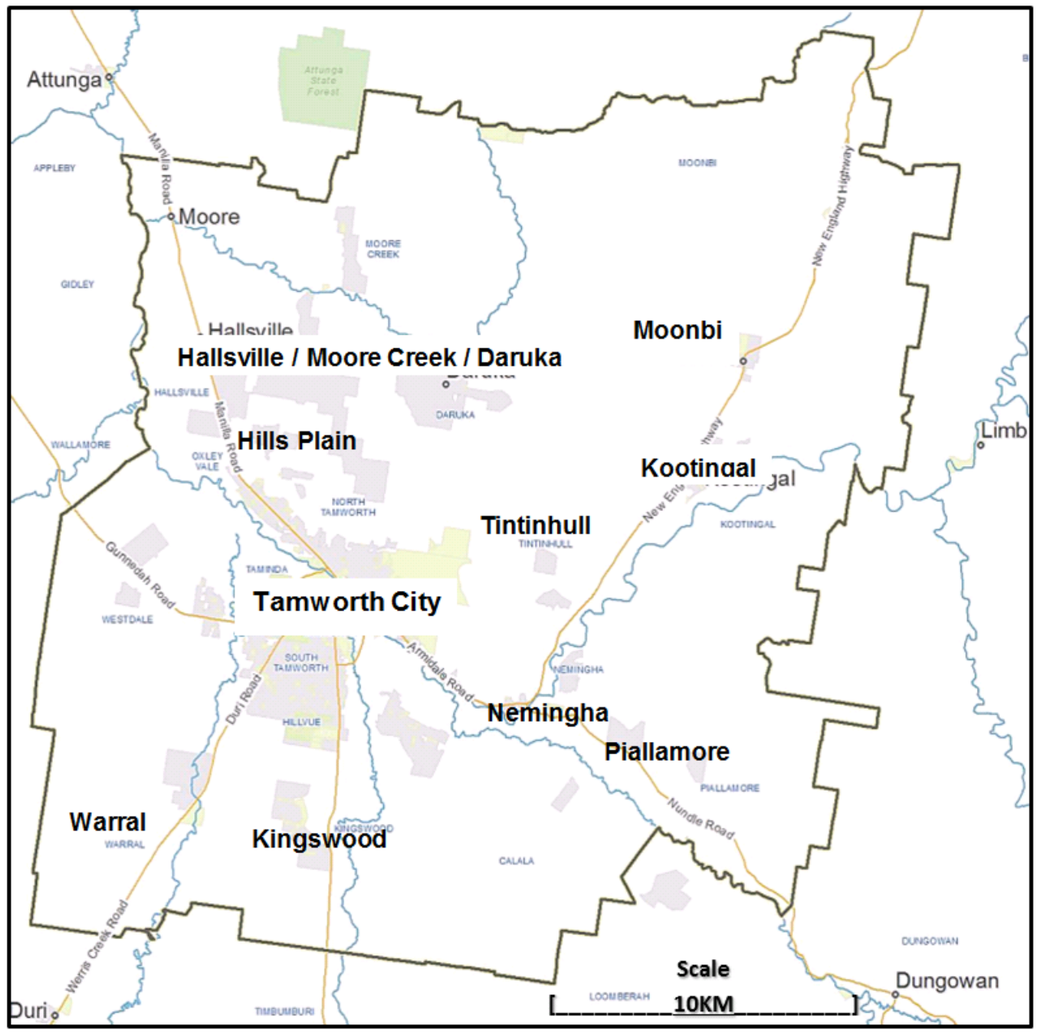


Figure 1 – Map of Large Lot and Rural Residential Area (Tamworth and Surrounds)

Exclusions from Tamworth City and surrounds should be noted as they include some important areas of interest where large lot and rural residential development has occurred and may be promoted in future. They are ordered by increasing distance from Tamworth as follows:

Table 1: Notable Exclusions from the analysis

Localities and centres excluded
Loomberah
Duri
Attunga
Somerton
Woolomin
Manilla
Nundle
Hanging Rock

Sections on towns and villages address rural residential considerations separately from the Tamworth and surrounds analysis.

Summary of Supply

The supply is determined by an analysis of approved Development Applications that have not been registered and where relevant zoned land remains available interpretation of GIS mapping layers. Relevant zones under the *Tamworth Regional Local Environmental Plan 2010* are; *R2 – Low Density Residential, R5 – Large Lot Residential, RU4 – Primary Production Small Lots* and *RU5 - Village.*

Approved lots that have been registered and released have not been taken into account. The rationale for this is that current developments implement staged release of a modest number of lots, say 20 lots, and many of these have been 'sold off the plan' in advance. Consequently, this cohort has little bearing to the on the actual supply of land going forward.

This analysis takes into account existing dwellings on site, vegetation, topography and water servicing constraints. Additional constraints such as bushfire, flooding, biodiversity are likely to correlate to these factors to some degree but may reduce supply further. Individual eventual outcomes may vary from this study should further constraints or opportunities by identified. Nonetheless, it is considered that the rigour of the analysis identifies a realistic quantum of supply in relevant zoned land.

Table 2 – Summary of supply of large lot and rural residential lots

Lot Size	Supply expressed as Lots
2000m2	1,031
4000m2	350
7000m2	11
1ha	65
2ha	246
5ha	0
9.9ha	67
Total	**1,770**

A significant issue relates to the theoretical supply of 2ha lots which derived from the area of lands with a lot size of 2ha taking into account fragmentation, established estates and 30% allowance for services but not taking into account the servicing and natural hazards described above. When calculated the theoretical supply of 2ha lots is 1,888 lots. This theoretical supply is spread across four main areas as shown below.

Table 3 – Theoretical Supply of 2ha lots (Broad Localities)

Locality and detail	Basis of count		Total Additional Lots
	Calculated Area (gross)	Raw unconstrained land (-30% services	
Hallsville/Moore Creek	**1,966ha**	**1,376ha**	**688**
Moonbi Hinterland	**931ha**	**652ha**	**326**
Tintinhull	**962ha**	**672ha**	**336**
Piallamore (Nundle Road)	**1,537**	**1,076ha**	**538**
Theoretical Supply of 2ha lots			**1,888**

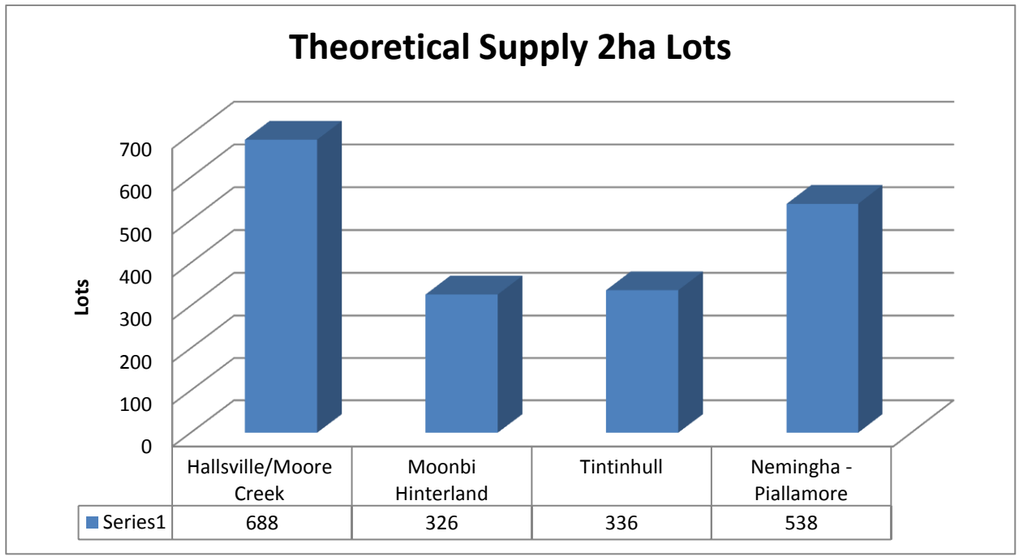


Figure 2: Theoretical Supply of 2ha Lots by Locality

Practical Supply of Large Lot and Rural Residential Lots by Locality

The practical supply of large lot and rural residential is heavily skewed to the Moore Creek area. This is strongly influenced by the supply of 2000m2 and 4000m2 lands at Hills Plain. The opportunity for larger 1ha and 2Ha lots is more evenly spread and includes key localities of Hallsville, Tintinhull and Nemingha. The supply, (including breakdown of lot sizes), by locality is shown in Table 4 below:

Table 4 – Practical Supply of Large Lot and Rural Residential Lots by Locality and Lot Size

SUPPLY BY LOCATION	TOTAL LOTS	BREAKDOWN OF SUPPLY BY LOT SIZE						
		2000m2	4000m2	7000m2	1Ha	2Ha	5Ha	9.9Ha
MOORE CREEK	1,034	840	151		21	22		
ARCADIA	216	70	146					
NEMINGHA	89				41	48		
NORTH TAMWORTH	85	74	8		3			
HALLSVILLE	74					74		
WARRAL (incl. Spains Lane)	64					7		57
TINTINHULL	49					49		
WESTDALE	37		37					
CALALA	32	32						
MOONBI (Rural)	28		8			20		
MOONBI (Village)	15	15						
KINGSWOOD (South of Spains Lane)	13					3		10
HILLVUE (Bylong Rd)	11			11				
PIALLAMORE	10					10		
KOOTINGAL (Rural)	5					5		
TOTAL	**1,762**	**1,031**	**350**	**11**	**65**	**238**		**67**

Summary of Demand

An assessment of demand for large lot and rural residential land was undertaken over the period from 2009 to 2019 to provide a basis for projecting future demand to 2041. The results are as follows.

Table 5 – Total of the number of dwellings approved between 2009-2019 on Large Lot and Rural Residential lands per lot size

Lot Size	Total dwelling approvals between 2009 – 2019 (10 years)
2000m2	213
4000m2	248
2ha	238
5ha	31
9.9ha	9
Total	**739**

The demand trend for large lot and rural residential living fluctuated noticeably over the 10 year period with strong demand from 2012 to 2017 with a peak in 2015. Demand has fallen away somewhat in recent years.

Table 6 – Yearly Demand Trend - all forms of large lot and rural residential

10 Year Demand Trend - all forms of large lot and rural residential											
Year	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Est.
Dwellings	26	45	63	78	71	81	108	84	85	48	50

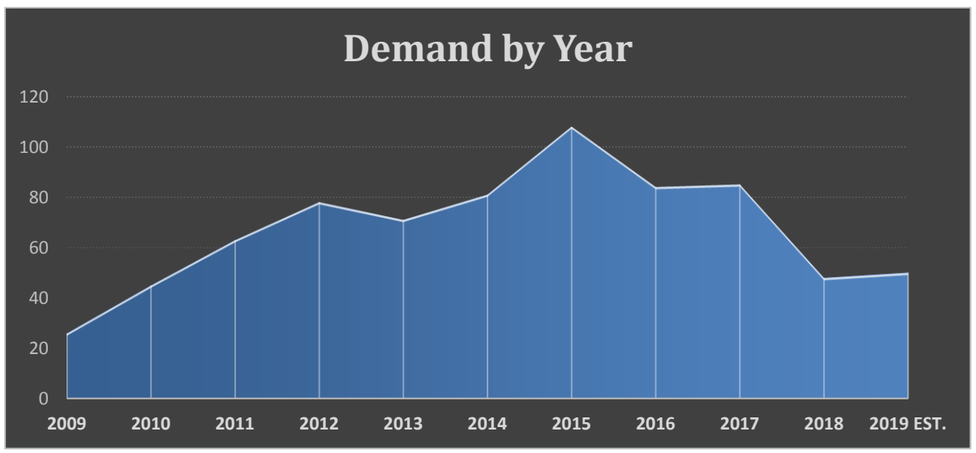


Figure 3 – 10 Year Demand Trend - all forms of large lot and rural residential

In the context of the discussion above relating to the supply of 2ha lots it is significant to assess the 10 year demand trend for 2ha lots which shows a notable decline in the period from 2015 to the present as shown below.

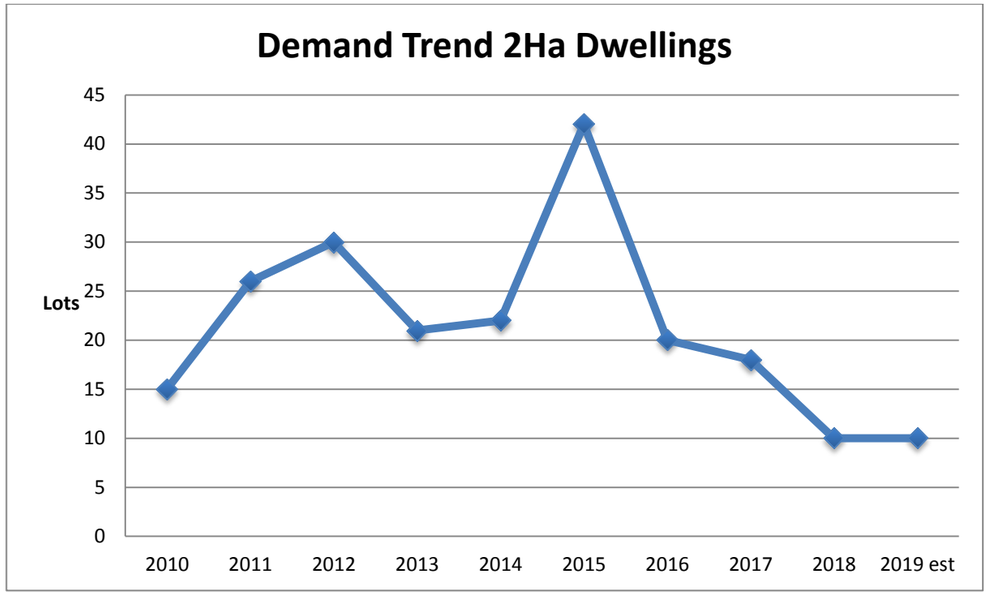


Figure 4 – Demand trend for 2 hectare dwellings

The demand for large lot and rural residential living is focussed on Moore Creek and North Tamworth reflecting the opportunities provided in the Hills Plain and Hills Plain East.

Table 7 – Demand by Locality

MOORE CREEK	411
NORTH TAMWORTH	109
CALALA	34
NEMINGHA	32
MOONBI (Village)	31
KINGSWOOD	31
HILLVUE	24
WESTDALE	15
WARRAL	14
HALLSVILLE	12
DARUKA	11
PIALLAMORE	11
TINTINHULL	4

It is possible to gain an indication of projected demand to 2041 based on historic trend

Table 8 - Projected demand to 2041 based on historic trend

Lot Size	Total dwelling approvals between 2009 – 2019 (10 years)	Dwelling demand by 2041 (22 years) constructed at current rate (x2.2)
2000m2	213	468
4000m2	248	545
2ha	238	523
5ha	31	68
9.9ha	9	20
Total	**739**	**1,624**

Historic demand may be indicative but is not considered a specific predictor of future demand due to changing factors. The most recent of these is the extended drought conditions reducing the desirability of all large lot and rural residential development with the possible exception of 2000m2 allotments.

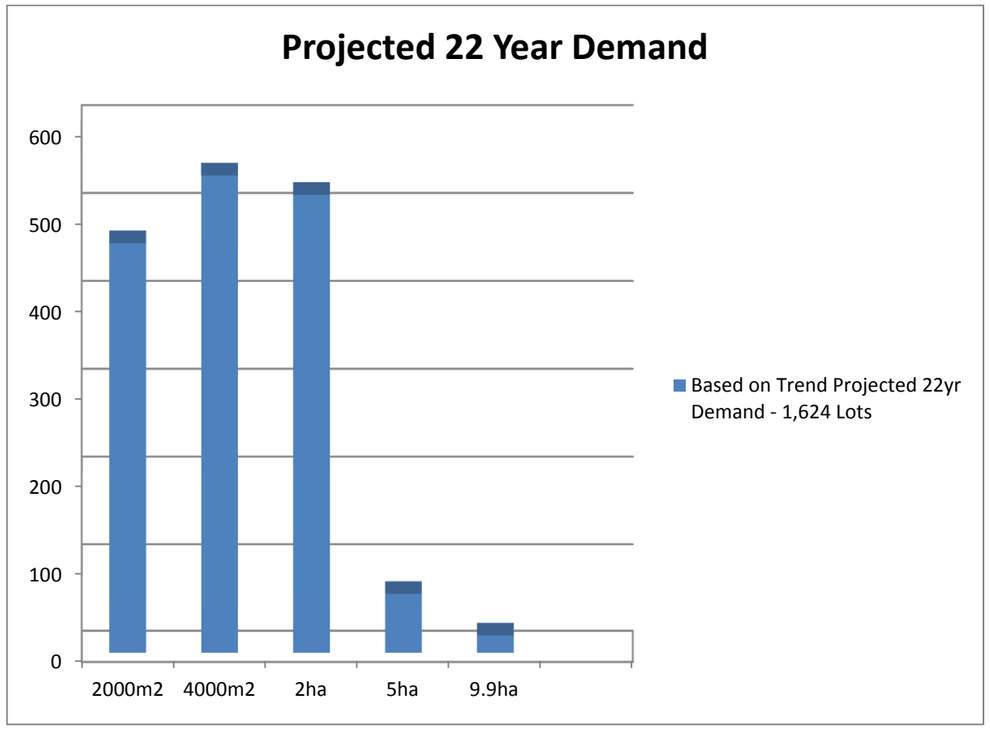


Figure 5 – Projected demand to 2041 based on historic trend

Demand and supply

Overall current supply is adequate. However there are some forms of Large Lot and Rural Residential living that may be in demand over potential supply, bearing in mind the limitations of the data.

Table 9 – Project Supply and Demand

Lot Size	Supply	Demand 22Yr	Balance
2000	1,031	468	563
4000	350	545	-195
7000	11	0	11
1Ha	65	0	65
2Ha	238	523	-285
5Ha	0	68	-68
9.9Ha	67	20	47
Total	**1,762**	**1,624**	**138**

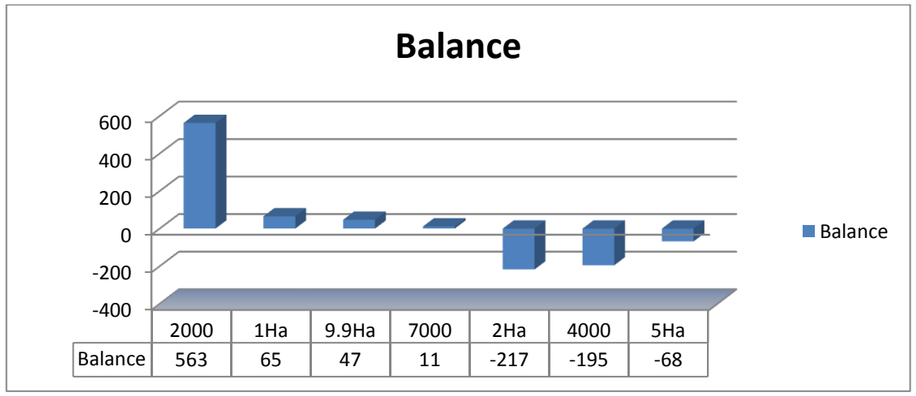


Figure 6 – Potential Balance of Supply and Demand

The balance analysis is significantly altered should the theoretical supply for 2ha lots be factored in.

Table 10 – Balance analysis when theoretic supply of 2ha lots are considered

Lot Size	Supply	Demand 22Yr	Balance
2000	1,031	468	563
4000	350	545	-195
7000	11	0	11
1Ha	65	0	65
2Ha	1,888	523	1365
5Ha	0	68	-68
9.9Ha	67	20	47

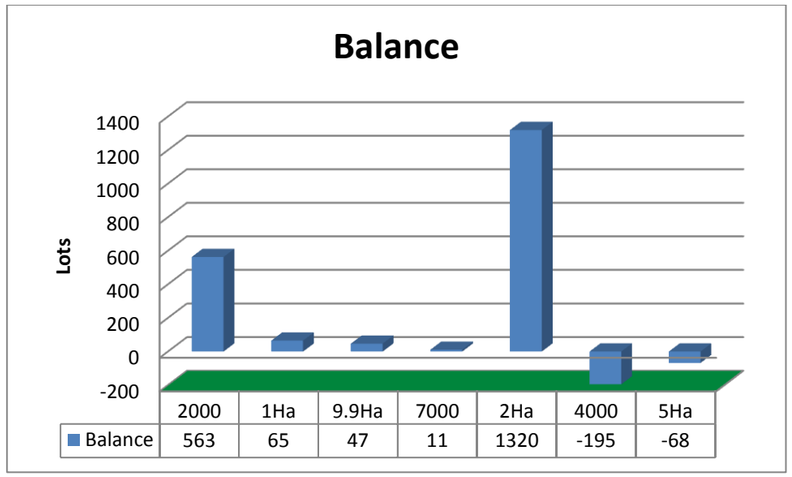


Figure 7 - Balance analysis when theoretic supply of 2ha lots are considered

Areas of Particular Interest

Moore Creek/Hallsville

Moore Creek takes in the principal large lot and rural residential areas of Hills Plain north of Browns Lane (2000m2 & 4000m2) and Moore Creek valley. It does not include Daruka (2ha) which is its own locality and was largely developed prior to 2009. North Tamworth in this context is significantly affected the development of the precinct known as Hills Plain East south of Browns Lane (4000m2 & 5ha).

Hallsville has had recent housing development north of Bournes Lane, however the locality takes in the western component of Hills Plain which has had recent land release which will precipitate housing development in future years.

Moonbi

Moonbi Township implements a 2000m2 lot size regime as the centre relies on on-site sewerage management. This has facilitated demand for large lot blocks in the locality. The Moonbi Hinterland generally has a 2ha Lot Size and further development in this area is restricted due to servicing and environmental constraints. This area could provide an opportunity for 5ha+ lots (without water servicing) to be developed to meet future demand.

Tintinhull

Tintinhull is characterised by a 2ha Lot Size and further development in this area is once again restricted due to servicing and environmental constraints. While there could be some scope for 2ha development at some future time the locality may be more suitable to 5ha+ lots development to meet future demand.

Nemingha - Piallamore

The Nemingha and Piallamore localities generally have a 2ha lot size though there is a pocket of 1ha in the estate known as ‘Rupari’. Development in this area is restricted due to servicing and environmental constraints and the completion of development at Oaklands and Rupari is likely to see water servicing capacity fully utilised in this locality. Once again, the area could provide an opportunity for 5ha+ lots to be developed to meet future demand.

Warral - Spains Lane - Kingswood

The Warral locality to the west of Duri Road has a mix of 2ha and 9.9ha Lot Size. The 2ha area has largely been developed, however, the 9.9ha area has potential for further development. A reduction of lot size to 5ha in this area may provide further options to facilitate development. Spains Lane from Warral to Kingwood is similarly placed, however, some lots have been subdivided recently and an intensive agriculture operation poses some restrictions on development at present.

It is suggested that Kingwood could be expanded from its current extent north to Burgmanns Lane with a minimum lot size of 4000m2. There are some significant issues to consider prior to implementing a change of Lot Size in the locality, not least being the protection of Burgmanns Lane a future southern heavy vehicle bypass of Tamworth. However, such an expansion may make effective use of existing infrastructure and meet the shortfall in supply indicated by the analysis above.

Implications

This analysis has focussed on current regimes of zone and lot size along with the constraints of natural hazards and servicing limitations.

The implications of the analysis relate principally to the issue of 2ha lots. The analysis indicates that much of the extensive 2ha lot size area around Tamworth has significant constraints to development. This, however, does not mean that the land can not be developed for lifestyle lots of a larger size of say 5ha-20ha. The market signals suggests that demand is present for lifestyle lots in this range and the analysis above indicates a deficiency in the 5ha supply.

The demand and supply in this regard may achieve equilibrium via market forces under current planning provisions. However, the risk is that owners and purchasers have an unrealistic estimation of the development potential of the lands leading to miscalculations in land transactions and property succession etc.

4000m2 lots show a potential future deficiency according to the analysis, however, it appears that demand for 2000m2 lifestyle lots is strong and may be a preferable option especially in the context of drought conditions and climate change implications.

A factor to be considered is the potential amendment of lot size provisions at Arcadia to smaller lots sizes which could remove 146 x 4000m2 lots and 70 x 2000m2 lots from the supply side. The prospective expansion of the Kingwood estate would assist to meet ongoing market demand along with an eventual potential change to lots sizes at Hallsville.