

Mr Paul Bennett  
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Via email: [trc@tamworth.nsw.gov.au](mailto:trc@tamworth.nsw.gov.au)  
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Dear Mr Bennett

### Tamworth Regional Housing Strategy 2024

I refer to your correspondence requesting the Department's approval of the Tamworth Regional Housing Strategy (July 2024).

I would like to commend Council on its commitment and strategic approach to establishing an appropriate framework for the delivery of housing in the Tamworth Regional Council local government area (LGA) to meet the housing needs of the community.

I am pleased to endorse the strategy subject to the following conditions:

- future rezoning proposals are supported by:
  - an assessment of consistency with the New England North West Regional Plan 2041 and section 9.1 Ministerial directions;
  - detailed studies and assessment of site-specific development constraints (such as but not limited to biodiversity, traffic and transport, potential land contamination, bushfire and flooding including the probable maximum flood levels, velocity, flood planning levels and access to critical services);
  - infrastructure servicing plans;
- trigger points for new land release should be based on growth rates with future rezoning proposals only progressed once the need and demand has been established along with site specific development constraints; and

- any of the proposed additional urban rezonings identified in the Barraba, Kootingal, Manilla, Nemingha and Nundle localities are supported only for further investigation and will be subject to additional strategic and site merit justification being provided at the rezoning stage.

In implementing the strategy, I also encourage Council to consider:

- working collaboratively with the Department of Primary Industries and Regional Development – Agriculture when investigating the potential for secondary dwellings to be permitted within certain RU1 Primary Production and / or RU4 Primary Production Small Lots zoned land to ensure agricultural industries are not adversely impacted through increased land use conflict;
- prioritise investigating, avoiding and minimising impacts to high environmental value and serious and irreversible impact entities; and
- update the flood studies for the villages identified for residential intensification that are not captured within the Tamworth City Wide Floodplain Risk Management Plan 2023, in accordance with the NSW Flood Risk Management Manual 2023.

Ongoing collaboration with the Department along with other key agencies such as, NSW Department of Primary Industries and Regional Development, Transport for NSW and the NSW Biodiversity Conservation and Science Group of the Department of Climate Change, Energy, the Environment and Water will be vital in the successful implementation of the strategy. I encourage Council to proactively engage and work with these agencies in relation to the future zoning of land.

Should you have any questions in relation to these comments, please do not hesitate to contact Georgia Weallans, Planning Officer, at the Department on 5778 1413.

Yours sincerely



26/9/24

**Craig Diss**  
Acting Director, Hunter and Northern Region  
Local Planning and Council Support