

Inside this issue:

Development Forum  
30 April 2013

Exhibition of Planning Proposal  
Rural Land and Dwelling  
Permissibility

Coledale Planning Initiatives

Section 94 & 94A Development  
Contributions Plans

Useful Web Links

(Ctrl + Click to follow link)

[www.tamworth.nsw.gov.au](http://www.tamworth.nsw.gov.au)

[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

[www.electronichousingcode.com.au](http://www.electronichousingcode.com.au)

[www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)

## Invitation to TRC Development Forum Tuesday 30 April 2013 – 4.00pm

**You are invited to attend our next Development Forum to be held at the Tamworth Community Centre in Darling Street.**

Council was hoping to bring you news of the release of the NSW Planning System Review *White Paper*, but there's no word on that front. So we have opted to proceed anyway. We will be discussing matters aimed at improving the development process. The topics we will cover are::

- **Achieving the best DA documentation**
- **The pre-DA service**
- **Subdivision Certificate process**
- **Questions about the new Section 94 & 94A Plans**
- **Open Discussion**



David Lewis – Manager  
Development & Approvals

We will be serving refreshments at the conclusion and aim to finish by 5.30pm.

**Please RSVP by 29 April by phone 6767 5522 or via email to [k.mcmahon@tamworth.nsw.gov.au](mailto:k.mcmahon@tamworth.nsw.gov.au) to assist with catering.**

### Exhibition of Planning Proposal relating to Rural Land and Dwelling Permissibility

The objective of the *Tamworth Regional Council (TRC) Rural Dwelling Entitlements Planning Proposal* is to amend the *Tamworth Regional Local Environmental Plan (TRLEP) 2010* to reinstate rural dwelling permissibility that existed according to specific criteria prior to the publication of the *TRLEP 2010* on 21 January 2011.

The planning proposal potentially affects all rural zoned land in the Tamworth Regional Council Local Government Area.

The planning proposal addresses circumstances where dwelling permissibility existed under the previously applicable local environmental plan but was later removed upon publication of the Tamworth Regional LEP 2010 because of an increased minimum lot size standard in some locations, introduction of an existing holding "sunset" clause or removal of specific concessional allotment provisions.

The proposal does not provide for amendment to the *TREL 2010* Lot Size Maps and so does not alter the subdivision potential of rural lands in the Tamworth Regional Council area.

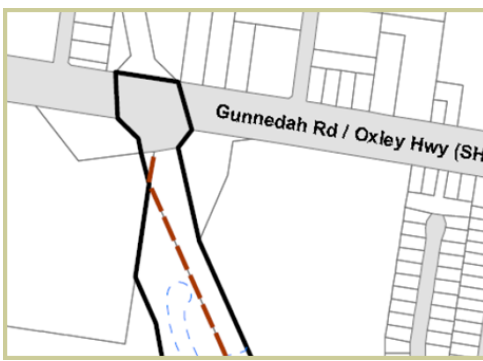
The *Rural Dwelling Entitlements Planning Proposal* is being publicly exhibited from Wednesday, 10 April 2013 to Wednesday, 8 May 2013. The planning proposal can also be viewed at Council's web-site.

## Coledale Planning Initiatives

You may have seen recent media coverage of planning initiatives currently being developed by Council for the Coledale area. The Coledale Planning Proposal and the Draft Coledale Site Specific Development Control Plan are on public exhibition until 1 May 2013.

The Planning Proposal aims to amend the zoning, minimum lot size and classification of certain land in Coledale to allow for new affordable housing projects, construction of the Tamworth Regional Youth Centre in Centenary Park and provision for some neighbourhood commercial development adjacent to the Youth Centre.

The draft Development Control Plan aims to guide future development of the Coledale area by identifying future roads within housing areas and provides for a connection of Cole Road to Gunnedah Road.



Funding for capital works of \$10.6m, including the Youth Centre and new road construction, is provided by the Australian Government under its **Building Better Regional Cities** initiative. Improved youth facilities, better road access and more affordable housing are just some of the positive outcomes that are expected to arise from this work.

More information can be obtained by viewing the documents on Council's website under the Public Notices Section. Alternatively hard copies are available for viewing in the foyer of Ray Walsh House, the Coledale Community Centre and the South Tamworth Library.

## Section 94 Plans

Council's new Section 94 Contributions Plan was adopted on Tuesday 9 April 2013.

A Section 94A (Indirect) Contributions Plan was also adopted. Both contributions plans commence from 13 April 2013 with the effect that development applications determined after this date will be subject to the provisions of the plans irrespective of their date of lodgement.

The Plans are the result of an extensive review of all (nine) existing contributions plans and an analysis of key community infrastructure needs for the next 10 years. The contributions scheme relates to infrastructure such as roads, open space and recreation, haulage routes and car parking.

| Locality & rate per dwelling/lot - (excludes Land acquisition) | Calala  | Hills Plain | Kootingal                      | Tamworth Urban Residue | Remainder of the Tamworth Regional LGA   |
|--|---------|-------------|--------------------------------|------------------------|--|
| Rates under previous contributions plans                       | \$3,044 | \$4,435     | \$3,687 (includes Rural Roads) | \$3,044                | \$395 - \$3,687                          |
| Adopted rates in force from 13 April 2013                      | \$6,649 | \$7,134     | \$3,337                        | \$1,935                | Up to 1% of construction costs – (S.94A) |

Copies of the adopted Development Contributions Plans may be accessed via Council's website [www.tamworth.nsw.gov.au](http://www.tamworth.nsw.gov.au). Should you have any enquiries about the Section 94 & 94A plans, please contact Council's Senior Strategic Planner, Andrew Spicer, on (02) 6767 5507.



Please help us to keep our database up to date by letting us know of any changes required to your contact details — call Planning & Community Services on 6767 5507 or email: [trc@tamworth.nsw.gov.au](mailto:trc@tamworth.nsw.gov.au).

**Disclaimer:** The information contained in this newsletter is not intended to be exhaustive in relation to development matters. It is recommended that you seek independent advice or make enquiries through Council's planners regarding specific projects.