



New South Wales

Tamworth Regional Local Environmental Plan 2010 (Amendment No 23)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

PAUL BENNETT, GENERAL MANAGER
TAMWORTH REGIONAL COUNCIL
As delegate for the local plan-making authority

Tamworth Regional Local Environmental Plan 2010 (Amendment No 23)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Tamworth Regional Local Environmental Plan 2010 (Amendment No 23)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to the land referred to in Schedule 1[1].

Schedule 1 **Amendment of Tamworth Regional Local Environmental Plan 2010**

[1] **Part 7 Additional local provisions**

Insert at the end of Part 7, with appropriate clause numbering—

Design excellence

- (1) The objective of this clause is to deliver high quality urban design in the Tamworth City Centre.
- (2) This clause applies to development involving the erection of a new building, or external alterations or additions to an existing building, on land shown as “Design Excellence” on the Design Excellence Map.
- (3) This clause does not apply to development the consent authority considers to be minor.
- (4) Development consent must not be granted for development to which this clause applies unless the consent authority considers that the development exhibits design excellence.
- (5) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—
 - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
 - (b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,
 - (c) whether the development detrimentally impacts on view corridors,
 - (d) whether the development incorporates active frontages to streets and pedestrian thoroughfares,
 - (e) how the development addresses the following matters—
 - (i) the suitability of the land for development,
 - (ii) existing and proposed uses and use mix,
 - (iii) heritage issues and streetscape constraints,
 - (iv) the relationship of the development with other existing or proposed development on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
 - (v) bulk, massing and modulation of buildings,
 - (vi) street frontage heights,
 - (vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,
 - (viii) pedestrian, cycle, vehicular and service access, circulation and requirements,
 - (ix) the impact on, and proposed improvements to, the public domain.

[2] **Dictionary**

Insert in alphabetical order—

Design Excellence Map means the Tamworth Regional Local Environmental Plan 2010 Design Excellence Map.