

PLANNING PROPOSAL
for
Arcadia and Bylong Road Precinct,
South Tamworth

Amendment to the

**Tamworth Regional Local Environmental Plan
(TRLEP) 2010**

August 2016
(Amended October 2016)

Contact Details

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PLANNING PROPOSAL
Arcadia and Bylong Road Precinct, South Tamworth
Amendment to the
Tamworth Regional Local Environmental Plan (TRLEP) 2010

Introduction

The Planning Proposal has been prepared in accordance with Section 55 (3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and guidelines 'A Guide to Preparing Planning Proposals' prepared by the NSW Department of Planning and Infrastructure. The following matters are required to be addressed as a component of the proposal:

- Part 1 – Objectives or intended outcomes
- Part 2 – Explanation of provisions
- Part 3 – Justification
- Part 4 – Mapping
- Part 5 – Community Consultation
- Part 6 – Project Time line

Background

The Planning Proposal for the Arcadia and Bylong Road Precinct, South Tamworth is an outcome of the South Tamworth Rural Lands Master Plan 2012 (STRLM) which provides an overarching framework for the future development of rural lands located in South Tamworth. The Planning Proposal for the rezoning and introduction of a minimum lot size was a process identified in Stage 2 (5-10 Years) of the Master Plan with the aim to introduce a future residential precinct to accommodate a range of housing development on the southern fringe of the city.

On 16 April 2013, the Department of Planning and Infrastructure formally endorsed the STRLM. This approval from the Department enables Council to prepare future planning proposals to rezone lands in the appropriate stages of release.

Refer to **Appendix 1 - South Tamworth Rural Lands Master Plan**.

The vision for the Master plan area aims to:

"To develop the South Tamworth Rural Lands in an economically, environmentally and sustainable manner and to protect the rural lands that adjoin the City".

Objectives of the South Tamworth Rural Lands Master Plan

- *Provide a staged release for development of those lands identified in the Master Plan in accordance with the TRLEP 2010 and TRDCP 2010;*
- *Provide a framework for future land use planning decisions concerning the rural lands of South Tamworth;*
- *Align land use planning with Regional Economic Development priorities for key industry sectors;*
- *Allow for a mix of related and complementary land uses while not undermining the key role and functions of the area;*

- Prevent potentially conflicting land uses from locating adjacent to land use activities;
- Minimise the risk of flood damage to property and infrastructure;
- Develop a functional hierarchy of road types to ensure convenient vehicle movement;
- Maintain efficiency and integrity of major roads to commercial and residential areas;
- Ensure rural lands are managed and protected; and
- Provide for future residential development that is sympathetic to the landscape.

Part 1 – Objectives or Intended Outcomes

The large area of land known as Arcadia is currently zoned *RU4 – Primary Production Small Lots* with a lot size of 40 hectares. The lands located to the north of Arcadia adjoining Bylong Road are zoned *R5 – Large Lot Residential* with a lot size of 2 hectares. These lands have been identified as the Arcadia and Bylong Road Precinct, South Tamworth.

The subject site and current zoning and lot size provisions are indicated on **Appendix 2, 3 and 4**.

Rezoning of these lands will increase the availability of residential lands and provide for a range of lot sizes within a new community area supported by a neighbourhood centre to the south of the city of Tamworth. This long term development will generate employment and contribute to economic growth of Tamworth as a Regional Service Centre.

The lands within the Arcadia and Bylong Road Precinct are proposed to be changed to accommodate a range of residential lot sizes. The types of residential development and approximate areas are detailed below:

R1 – Residential Development: - 178 hectares

R2 – Low Density Residential: - 97 hectares

R5 – Large Lot Residential - 43 hectares

B1 – Neighbourhood Centre: - 2 hectares

Total area = 320 hectares

Part 2 – Explanation of Provisions

There are a number of changes required to meet the objectives of the Planning Proposal. These include the rezoning, amendment of lot size provisions and introduction of a floor space ratio to the identified lands.

The lands that will be affected by this Planning Proposal are detailed in **Appendix 5**.

Proposed Changes to Zoning

A change of zone to R1-General Residential, R2-Low Density Residential and B1-Neighbourhood Centre will enable residential and business uses to occur on these lands.

Refer to **Appendix 6 - Proposed Land Zoning**.

Proposed Changes to Minimum Lot Size (MLS)

A change of Minimum Lot Size from 40 hectares and 2 hectares will result in the following:

R1 - General Residential; 600m²

R2 – Low Density Residential: 2000m² and 4000m²

R5 – Large Lot Residential: 4000m²

B1 – Neighbourhood Centre: 0

Refer to **Appendix 7 – Lot Size Map**.

Proposed Changes to Floor Space Ratio from 0 to 1:1

A new of Floor Space Ratio is proposed for the lands zoned *B1 – Neighbourhood Centre* of 0.5:1.

Refer to **Appendix 8 – Floor Space Ratio Map**.

The lot affected includes:

Address	Lot and DP	Proposed Zone	Current FSR (Rural Zone)	Proposed FSR
Duri Road	Lot 6 DP 1211122	B1 – Neighbourhood Centre	40 Ha 0 FSR	0.5:1

Proposed Changes to Urban Release Area Map

The Urban Release Map area has been changed to include the Arcadia lands to allow for the provision of designated State public infrastructure for urban purposes.

Refer to **Appendix 9 – Urban Release Area Map**.

Part 3 – Justification

Section A – Need for the Planning Proposal

A1 Is this planning proposal a result of any strategic study or report?

The planning proposal is supported by the *South Tamworth Rural Lands Master Plan 2012* and the *Tamworth Regional Development Strategy (TRDS) 2008*. The *TRDS 2008* was prepared to provide for the future direction and management of the land uses within the Tamworth Region. This Strategy also informed the preparation of the *Tamworth Regional Local Environmental Plan (TRLEP) 2010*.

The *TRDS 2008* provides Council with a strong strategic framework to manage growth and to provide long term direction for urban and rural areas within the Tamworth Region. The strategy assists in co-coordinating future development activities by identifying an orderly and efficient supply of lands in an environmentally acceptable way.

The strategic directions and actions recommended by the *TRDS 2008* aim to:

- “Ensure that opportunities exist for a variety of housing types across the Region”; and
- “Ensure that opportunities exist for housing in a choice of locations across the Region”.

The Arcadia Residential Estate proposes to achieve these future outcomes by supplying a range of lot sizes within a residential estate arrangement on the fringe of the city of Tamworth to be supported by a neighbourhood centre.

A2 Is this planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is the only legal method of amending the *Tamworth Regional Local Environmental Plan (TRLEP) 2010* to permit the proposed land uses recommended by the *South Tamworth Rural Lands Master Plan 2012*.

A3 Is there a net community benefit?

There is a significant net community benefit associated with the proposed amendments to the *TRLEP 2010*.

Refer to **Appendix 10** for the analysis of the net community benefit.

It is considered that there is significant community benefit to be gained from Planning Proposal to increase the choice of housing development within the South Tamworth area.

Section B – Relationship to strategic planning framework

The Planning Proposal is consistent with the strategic planning direction outlined in the *Tamworth Regional Development Strategy (TRDS)*, with regard to permissible land uses and future development on the subject site.

B1 Is the planning proposal consistent with the objectives and action contained within the applicable regional or sub-regional strategy?

The Planning Proposal is not affected by a regional or sub-regional strategy.

B2 Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The Planning Proposal is consistent with the strategic planning direction outlined in the *Tamworth Regional Development Strategy 2008*, as noted above. The proposal is also consistent with Tamworth Regional Council's *Community Strategic Plan*.

B3 Is the planning proposal consistent with applicable state environmental planning policies (SEPPs)?

Refer to **Appendix 11**.

B4 Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Refer to **Appendix 12**.

Section C – Environmental, Social and Economic Impacts

C1 Is there any likelihood that critical habitat or threatened species, population or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

A Flora and Fauna Assessment of the subject site was undertaken by Mitchel Hanlon Consulting Pty Ltd (Tamworth). It was determined that the proposed rezoning of the lands is unlikely to have any significant impact in relation to the Environment Protection and Biodiversity Conservation (EPBC) Act 1999 or Threatened Species Conservation (TSC) Act 1995. It was recommended that the proposed changes to the land may progress without any further investigation into the ecology of the subject site provided that Council complies with the recommendations outlined in the report.

An additional report was prepared by the 'The Enviro Factor' to further determine the likely occurrence of critically endangered ecological communities on the subject site. This report also concluded that no significant impact will result for any New South Wales or Commonwealth listed threatened species populations or ecological communities providing that all development is restricted to previously cleared and/or modified land (ie areas of derived grassland) and mitigation recommendations outlined in the report are implemented.

A copy of the relevant studies have been included with the Planning Proposal.

C2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

A Cultural Heritage Assessment was undertaken by Everick Heritage Consultants Pty Ltd on the subject site. It was determined that there were no cultural heritage impacts that would affect the proposed rezoning of the lands. It was recommended that any development activities within the Development Area are to be undertaken in accordance with the OEH *Due Diligence Code of Practice of the Protection of Aboriginal Objects* in NSW. It was also determined that there were no items or places of potential historic heritage significance within the Development Area. It was recommended that further assessment may be required for future development applications within the planning proposal area.

A Preliminary Site Contamination Investigation was undertaken by Mitchel Hanlon Consulting Pty Ltd in relation to the subject site. It was determined for the purpose of the rezoning of the site that no further investigations were required. However, it was recommended that further analysis may be required at the development application stage of any future development and an appropriately designed sampling/laboratory testing regime may need to be applied that has been designed to test for potential contaminants.

A Draft Tamworth Strategic Transport Model Report has been prepared that has modelled the area specific to Arcadia and Bylong Road. The modelling indicated that a majority of traffic is expected to access the site via the New England Highway and Werris Creek Road. Eight particular intersections identified within the traffic study were investigated and considered to have sufficient capacity, subject to further detail design inline with Austroads requirements, to accommodate the demands of the development. Further analysis will be undertaken as the stages of the development are released.

An Integrated Stormwater Strategy was undertaken by Lyall & Associates in relation to Burkes Gully which transects the subject site. A map of the post development flows has been included of the indicative extents and depths of inundation. A drainage corridor has been defined that will be included in the Development Control Plan to cater for the management of stormwater in Burkes Gully.

Refer to **Appendix 13**.

A servicing strategy has been prepared for the subject site. Council's water reticulation system and gravity sewer system is required to be extended to provide a service for the future residential development. The supply will be provided from the main water service adjacent to this area. Pump stations will be required at certain locations within and outside of the Arcadia and Bylong Road Precinct to ensure a consistent servicing of sewer and water.

Copies of the relevant studies have been included with the Planning Proposal.

C3 How has the planning proposal adequately addressed any social and economic effects?

R5 – Large Lot Residential Area

The area identified as Bylong Road and Warwick Road is currently zoned *R5 - Large Lot Residential* and is proposed to remain zoned *R5 – Large Lot Residential* to provide for future lot residential development. However, the minimum lot size is proposed to change from two (2) hectares to 4000m².

Retaining the *R5 - Large Lot Residential* zone will allow for infill between the Arcadia lands with lots ranging from 600m², 2000m² and 4000m², and the northern portion of Warwick Road zoned *R1- Residential* to maximise the investment in stormwater and road infrastructure for the area. This scenario provides for a transitional zone that will contribute to the range of lot sizes on the southern fringe of the city.

Neighbourhood Centre

The strategic justification for the inclusion of a Neighbourhood Centre within the residential precinct is that a catchment of this size (approximately 3000-5000 people) will require a Neighbourhood Centre to service the needs of the local community. The Neighbourhood Centre will consist of an area of approximately two (2) hectares, similar to the neighbourhood zoning in other parts of the city.

The Neighbourhood Centre will facilitate a range of developments such as a small scale supermarket, tavern, coffee shop, medical clinic, childcare centre plus a range of neighbourhood shops serving the needs of the local community. It is also intended that medium density development be incorporated in this Neighbourhood Centre rather than in a separately zoned medium density area.

The proposal has significant positive social and economic outcomes. The substantial increase of residential land and the development of a neighbourhood centre will provide for future investment within the local building industry and future economic investment within the area. This in turn will provide for employment opportunities, additional services and facilities, and support future residential growth on the southern fringe of the city.

Section D – State and Commonwealth interests

D1 Is there adequate public infrastructure for the planning proposal?

The subject lands are serviced by road, water, wastewater, electricity and telecommunications infrastructure. Due to the nature of the proposed development of the subject lands provision will be made for the increased demand for public infrastructure for the site.

D2 What are the views of State and Commonwealth Public Authorities consulted in accordance with gateway determination?

Transgrid

Extensive consultation has been conducted with Transgrid in relation to the location of the transmission line within the proposed development precinct (Stage 2 5-10 years) during the public exhibition of the STRLM. Further consultation will be required in relation to appropriate developments that may be located under easements.

Essential Energy

Essential Energy were consulted during the preparation and exhibition of the STRLM process in relation to existing and future provision of infrastructure services required for the land uses proposed by this stage of the STRLM. Further contact has been made regarding future easements that are required through the development area.

Road and Maritime Services

Consultation has been undertaken with the NSW Roads and Maritime Services (RMS) during the exhibition of the STRLM and in association with upgrades and developments within the area and surrounds. The STRLM and proposed staged developments are frequently tabled at monthly meetings held with the RMS and Council.

The RMS were engaged in the preparation of the Draft Tamworth Strategic Transport Model Report for the Arcadia and Bylong Road Precinct which considered that the existing road network has sufficient capacity to manage to potential increase in traffic, subject to further detailed design in line with Austroads requirements to accommodate the demands of the development. Further analysis will be undertaken as the stages within the development precinct are released.

Part 4 – Mapping

Refer to attached mapping throughout this document.

Part 5 – Community Consultation

Extensive community consultation was undertaken in relation to the preparation and exhibition of the STRLM with key stakeholders including individual meetings with property owners located within the Master Plan area and key infrastructure agencies such as Transgrid, Country Energy and the Roads and Maritime Services. Group workshops were also conducted to establish expectations and time frames proposed for possible future development of the area. This component of the community consultation process has significantly informed the preparation of the Master Plan with regard to land use, staging and defined the boundary of the Master Plan area.

Council, in accordance with the requirements of a Gateway determination and the NSW Department of Planning's *Guidelines to Preparing LEPs*, will formally notify adjoining landholders and government stakeholders of the proposal and extend an invitation to make comment. Public exhibition following a Gateway determination can be expected to include advertising in local newspapers, displays at Council offices and publication of public exhibition material on Council's website, www.tamworth.nsw.gov.au, for the prescribed period.

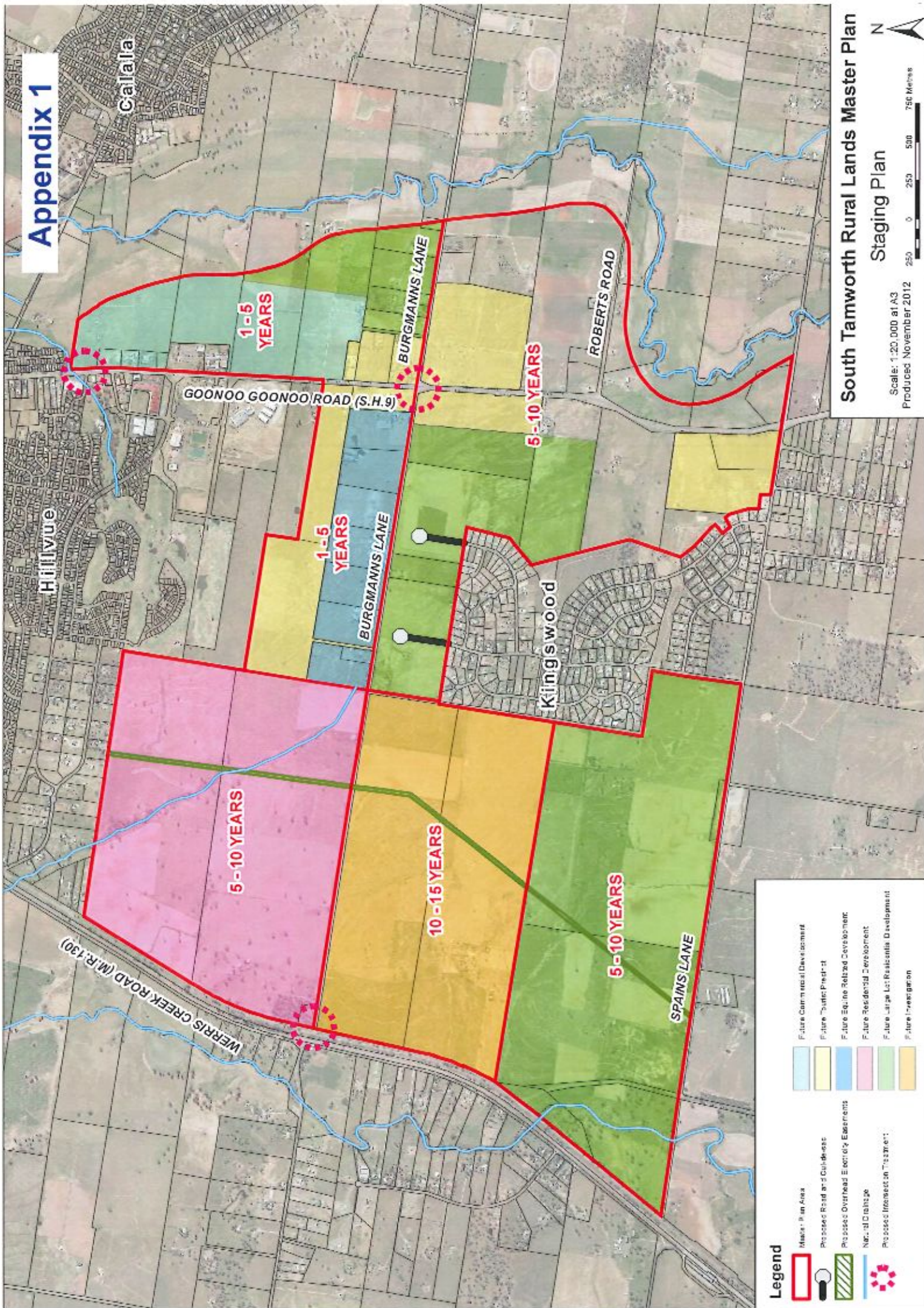
Part 6 – Project timeline

The table below provides an indication of the timeline for the planning proposal.

Anticipated commencement date (date of Gateway determination)	October 2016
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	October/November 2016

Commencement and completion dates for public exhibition period	November/December 2016
Dates for public hearing (if required)	Not required
Timeframe for consideration of submissions	4 weeks
Timeframe for the consideration of a proposal post exhibition	4 weeks
Date of submission to department to finalise LEP	January/February 2017
Anticipated date RPA will make the plan (if delegated)	February 2017
Anticipated date RPA will forward to the department for notification	February 2017

Appendix 1



South Tamworth Rural Lands Master Plan

Staging Plan

Scale: 1:20,000 at A3
Produced November 2012



750 Metres

500

250

0

250

Legend

- Main Plan Area
- Proposed Road and Cul-de-sac
- Proposed Overhead Electricity Elements
- Nur. Drainage
- Proposed Irrigation Treatment
- Future Commercial Development
- Future Public Precinct
- Future Equine Related Development
- Future Residential Development
- Future Large Lot Residential Development
- Future Irrigation



Study Area



Tamworth Regional Council

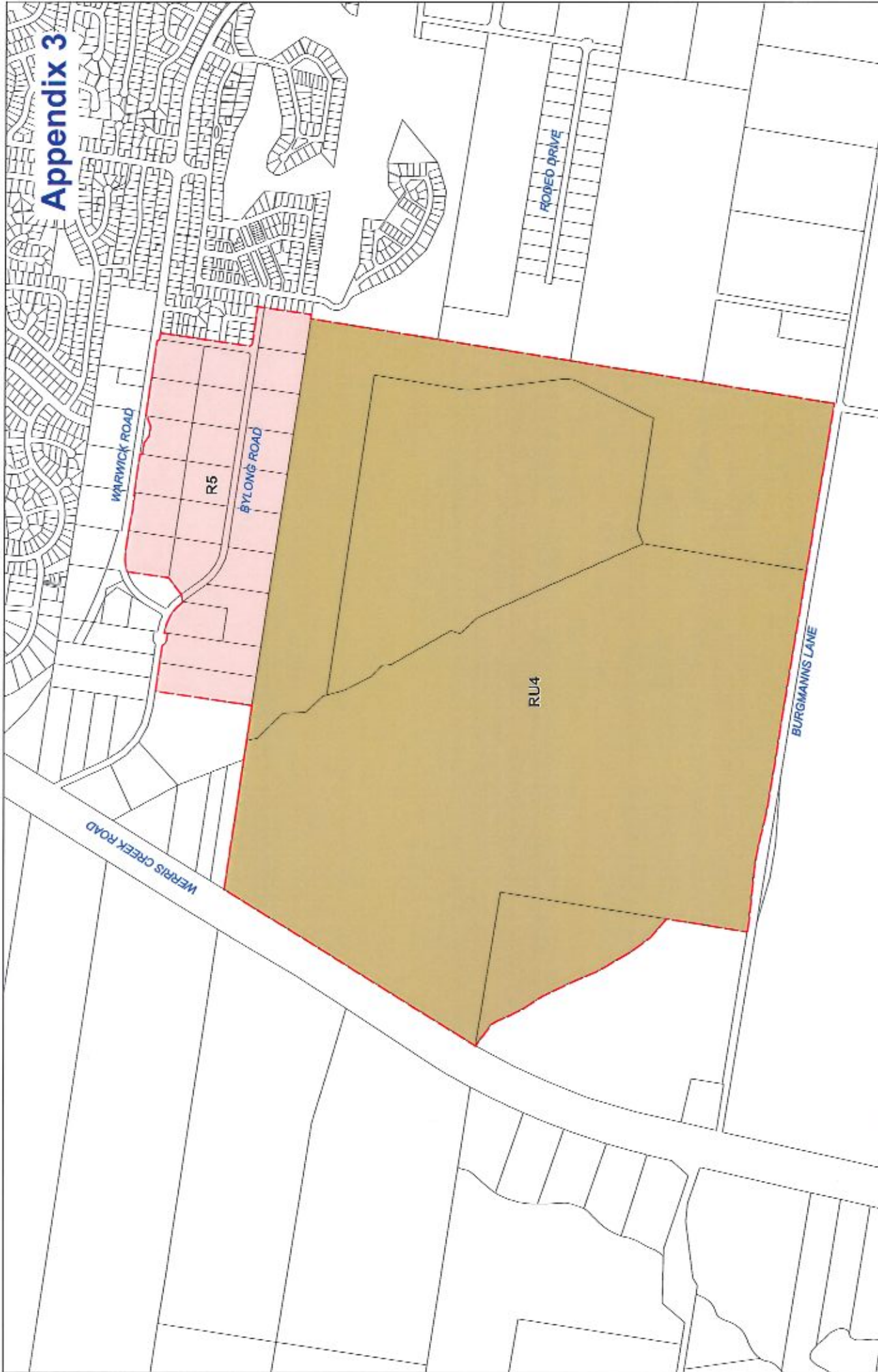
ARCADIA & BYLONG ROAD PRECINCT - PLANNING PROPOSAL

PROPOSED LAND USE REZONING FOR THE ARCADIA AND BYLONG ROAD PRECINCTS - SITE PLAN

Cadastral Data: August 2016, Land and
Property Information: May 2016, Tamworth
City Council
Prepared By: John
Printed By: John
Date Printed: August 2016

Scale @ A1: 1:5,000
0 50 100 200 300 400
Metres
North Arrow
Map Data: May 2016, Tamworth City Council
One Stop City of Planning, Design & Development

Appendix 3



Shay Area
Existing and Zoned
R5 R4

Tamworth Regional Council ARCADIA & BYLONG ROAD PRECINCT - PLANNING PROPOSAL EXISTING LAND USE ZONING FOR THE ARCADIA AND BYLONG ROAD PRECINCTS

Cadastral Data: October 2016, Jerr and
Property Information MAP
Asset Data: October 2016, Tamworth
Regional Council
Map Data: October 2016
Printed By: Jerr
Date Printed: October 2016



WARWICK ROAD

BYLONG ROAD

MERRIS CREEK ROAD

Z= 2 ha

AB2 - 40ha

RODEO DRIVE

BURGMANN'S LANE

Street Address	Lot	DP	Current Zoning (LZN)	Current Lot Size (LSZ)	Current Land Use	Proposed Zoning (LZN)	Proposed Lot Size (LSZ)
<i>Existing Conditions</i>						<i>Changes to TRLEP 2010 Provisions</i>	
Duri Road, Hillvue NSW 2340	1	1213875	RU4 – Primary Production Small Lots	40ha	Vacant Land	R1 – General Residential	R1 – 600m ²
Duri Road Hillvue NSW 2340	2	1213875	RU4 – Primary Production Small Lots	40ha	Vacant Land	R2 – Low Density Residential	R2 – 2000m ² & 4000m ²
Duri Road, Hillvue NSW 2340	6	1211122	RU4 – Primary Production Small Lots	40ha	Vacant Land	B1 – Neighbourhood Centre R2 – Low Density Residential R1 – General Residential	B1 – 0 R2 – 4000m ² R1 – 600m ²
4 Warwick Road, Hillvue 2340	25	233288	R5 – Large Lot Residential	2ha	Dwelling	R5 – Large Lot Residential	4,000m ²
6 Warwick Road, Hillvue 2340	241	1003428	R5 – Large Lot Residential	2ha	Dwelling	R5 – Large Lot Residential	4,000m ²
8 Warwick Road, Hillvue 2340	23	233288	R5 – Large Lot Residential	2ha	Dwelling	R5 – Large Lot Residential	4,000m ²
10 Warwick Road, Hillvue 2340	222	871012	R5 – Large Lot Residential	2ha	Dwelling	R5 – Large Lot Residential	4,000m ²
12 Warwick Road, Hillvue 2340	21	233288	R5 – Large Lot Residential	2ha	Dwelling	R5 – Large Lot Residential	4,000m ²
14 Warwick Road, Hillvue 2340	20	233288	R5 – Large Lot Residential	2ha	Dwelling	R5 – Large Lot Residential	4,000m ²
65-83 Bylong Road, Hillvue 2340	26	233288	R5 – Large Lot Residential	2ha	Dwelling	R5 – Large Lot Residential	4,000m ²
85-89 Bylong Road, Hillvue 2340	27	233288	R5 – Large Lot Residential	2ha	Dwelling	R5 – Large Lot Residential	4,000m ²
91-95 Bylong Road, Hillvue 2340	28	233288	R5 – Large Lot Residential	2ha	Dwelling	R5 – Large Lot Residential	4,000m ²
97-101 Bylong Road, Hillvue 2340	29	233288	R5 – Large Lot Residential	2ha	Dwelling	R5 – Large Lot Residential	4,000m ²
103-107 Bylong Road, Hillvue 2340	30	233288	R5 – Large Lot Residential	2ha	Dwelling	R5 – Large Lot Residential	4,000m ²
109-113 Bylong Road, Hillvue 2340	31	233288	R5 – Large Lot Residential	2ha	Dwelling	R5 – Large Lot Residential	4,000m ²
44-50 Bylong Road, Hillvue 2340	16	38886	R5 – Large Lot Residential	2ha	Dwelling	R5 – Large Lot Residential	4,000m ²
52-58 Bylong Road, Hillvue 2340	15	38886	R5 – Large Lot Residential	2ha	Dwelling	R5 – Large Lot Residential	4,000m ²
60-68 Bylong Road, Hillvue 2340	9	233288	R5 – Large Lot Residential	2ha	Dwelling	R5 – Large Lot Residential	4,000m ²
70-74 Bylong Road, Hillvue 2340	8	233288	R5 – Large Lot Residential	2ha	Dwelling	R5 – Large Lot Residential	4,000m ²
76-84 Bylong Road, Hillvue 2340	7	233288	R5 – Large Lot Residential	2ha	Dwelling	R5 – Large Lot Residential	4,000m ²
86-94 Bylong Road, Hillvue 2340	6	233288	R5 – Large Lot Residential	2ha	Dwelling	R5 – Large Lot Residential	4,000m ²
96-104 Bylong Road, Hillvue 2340	5	233288	R5 – Large Lot Residential	2ha	Dwelling	R5 – Large Lot Residential	4,000m ²
106-114 Bylong Road, Hillvue 2340	4	233288	R5 – Large Lot Residential	2ha	Dwelling	R5 – Large Lot Residential	4,000m ²
116-124 Bylong Road, Hillvue 2340	3	233288	R5 – Large Lot Residential	2ha	Dwelling	R5 – Large Lot Residential	4,000m ²
126-134 Bylong Road, Hillvue 2340	2	233288	R5 – Large Lot Residential	2ha	Dwelling	R5 – Large Lot Residential	4,000m ²
136-144 Bylong Road, Hillvue 2340	1	233288	R5 – Large Lot Residential	2ha	Shed	R5 – Large Lot Residential	4,000m ²

WERRIS CREEK ROAD

WARWICK ROAD

BYLONG ROAD

ROPER DRIVE

BURGMANN'S LANE

R5

R2

R1

R1

R2

B1

R2

Appendix 7

WERRIS CREEK ROAD

WARWICK ROAD

W - 4000m²

BYLONG ROAD

V - 2000m²

M - 6000m²

V - 2000m²

W - 4000m²

BURGMANN'S LANE

W - 4000m²

A - 0



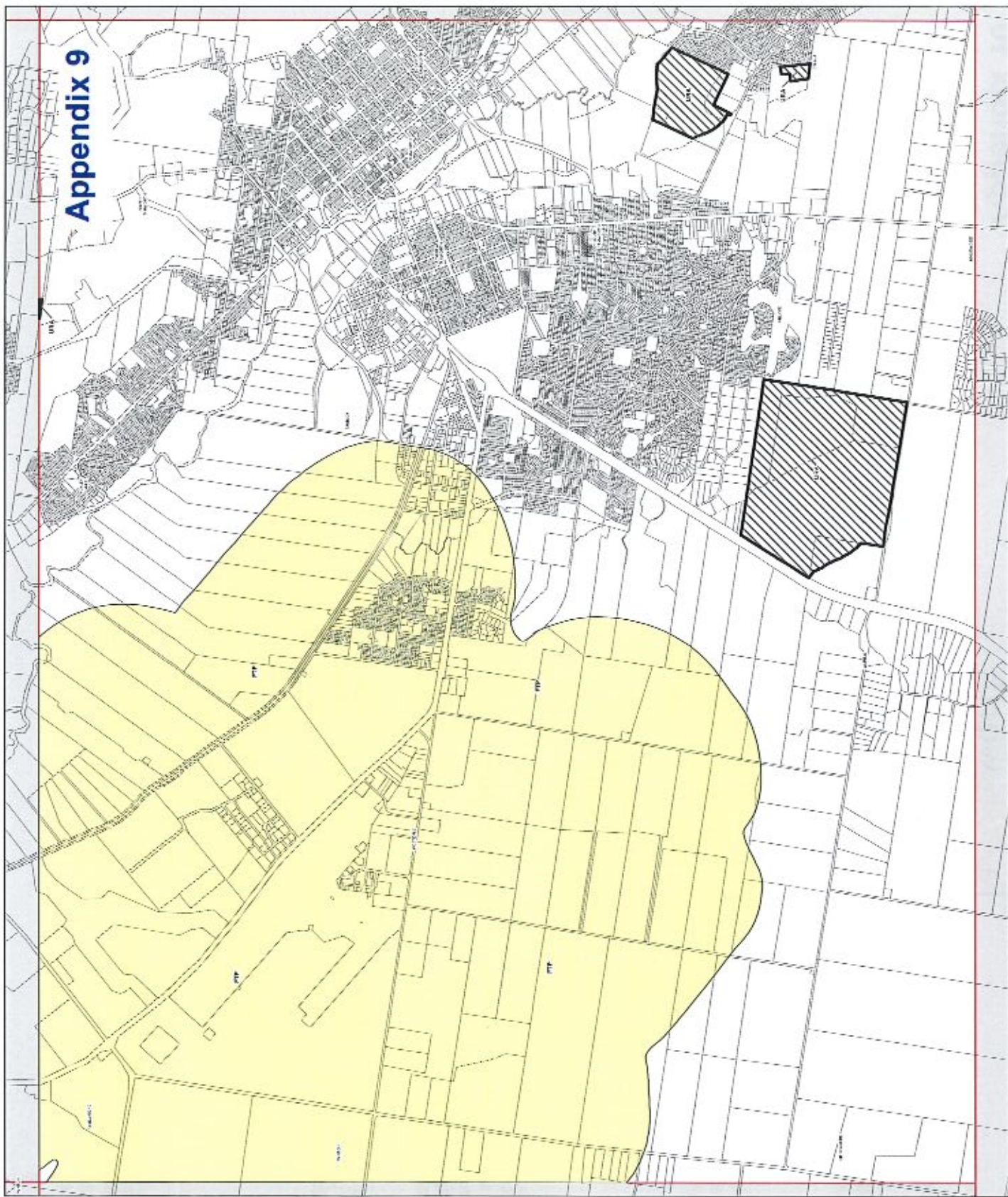
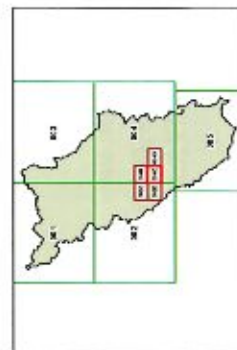
Study Area
Positive (1:1.87)
A-0
V-4000m²
V-2000m²

Tamworth Regional Council ARCADIA & BYLONG ROAD PRECINCT - PLANNING PROPOSAL

PROPOSED LAND USE LOT SIZES FOR THE ARCADIA AND BYLONG ROAD PRECINCTS

Cadastral Date: October 2016, Lots and
Property Information 18/01/16
Assessment Date: October 2016, Tamworth
2016 Final Control
Map Produced: 18/01/16
Printed By: John
Date Printed: October 2016





Analysis of Net Community Benefit Criteria Planning Proposal for Arcadia Master Plan and Bylong Road Precinct, South Tamworth

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS		
	BASE CASE – CURRENT SITUATION (or COMMENT)	PLANNING PROPOSAL	COMMUNITY BENEFIT PER CRITERIA
Will the LEP be compatible with agreed State and Regional strategic direction for development in the area? YES	The proposal is compatible with the <i>Tamworth Regional Development Strategy 2008</i> which supports the rezoning of lands for future residential development. The proposal is also consistent with <i>South Tamworth Rural Land Master Plan 2012</i> which was endorsed by the Department of Environment on 16 April 2013.	The Planning Proposal will increase the availability of residential development supported by a neighbourhood centre.	The increase of residential land will benefit the community by encouraging economic activity to the area and increase employment opportunities. Additional benefits may include an increase in population through the relocation for employment opportunities and increase in the purchase of housing.
Is the planning proposal located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or another regional/sub-regional strategy? NO	The subject site has not been identified in a Regional/Sub-Regional Strategy.	The Department of Planning and Environment endorsed the South Tamworth Rural Lands Master Plan (STRLM) in 2013 to support the changes to the parcel of land.	The South Tamworth Rural Lands Master Plan identifies those future developments that will benefit the local Tamworth region and New England North West area.
Is the proposal likely to create a precedent or create or change the expectations of the landowner or other landholders? YES	The subject site is mainly zoned <i>RU4-Primary Production Small Lots</i> and used for small scale rural operations. The remainder is zoned <i>R5- Large Lot Residential</i> where single storey dwellings are located on large lots of 4000m ² . Burkes Gully is a tributary to Timbumburi Creek and runs in a north westerly direction through the centre of the site dividing the land.	Rezoning of the land will change the expectations of land owners from a rural use to a residential use with a portion identified for a neighbourhood business use. The lot size provisions will be changed to allow a range of residential lot sizes and the introduction of a floor space ratio for the neighbourhood centre.	The benefits that will result from the change in zoning, lot size and introduction of a floor space ratio will create a new urban release area on the southern fringe of Tamworth. The development will provide for a range of residential development and provide a neighbourhood centre. An drainage corridor will manage local stormwater.
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these	Not applicable	Not applicable	Not applicable

Analysis of Net Community Benefit Criteria
Planning Proposal for Arcadia Master Plan and Bylong Road Precinct, South Tamworth

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS		
	BASE CASE – CURRENT SITUATION (or COMMENT)	PLANNING PROPOSAL	COMMUNITY BENEFIT PER CRITERIA
considerations?			
N/A			
Will the planning proposal facilitate a permanent employment generating activity? YES	A majority of the subject site to the south is currently used for small scale agricultural practices. A residential area is located to the north of the rural lands with single dwellings on lots of approximately two hectares.	The proposed future development will generate employment within the building industry for the construction of a range of residential accommodation and associated uses. A neighbourhood centre is proposed to be constructed that will provide permanent employment and provide services to the new residential estate. Future residential development will generate employment opportunities within the region.	The investment in the construction of residential housing and business premises will provide an opportunity to provide permanent and part time employment in a range of trades and professions. Employment opportunities will be available for local residents and those outside the region wanting to relocate to the area. This trend may impact upon the growth potential with future investment potential within the local real estate market.
Will the planning proposal impact upon the supply of residential land and therefore housing supply and affordability? YES	A majority of the subject is currently zoned RU4 – Primary Production Small Lots with a number of existing dwellings located on the lots in the R5 – Large Lot Residential zone to the north.	The planning proposal aims to create a range of housing in the R1 General Residential and R2 – Low Density Residential zones. Shop-top housing and multi dwelling development will be encouraged in the B1- Neighbourhood Centre.	The subject site will have the potential to include a range of residential development permissible within the specified zones. A range of housing will provide a variety for the Tamworth housing market and be inclusive of all age, demographic and income groups.
Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? YES	The subject site is currently serviced by two main collector roads, Werris Creek Road and Burghmans Lane. There is a rail line that travels adjacent to the Werris Creek Road in	An internal road network has been proposed for the overall site. A traffic study was undertaken that included the subject site and surrounding areas. The	The Planning Proposal will rezone lands to provide for an internal road network through the residential development area and promote better future public and community

Analysis of Net Community Benefit Criteria
Planning Proposal for Arcadia Master Plan and Bylong Road Precinct, South Tamworth

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS		
	BASE CASE – CURRENT SITUATION (or COMMENT)	PLANNING PROPOSAL	COMMUNITY BENEFIT PER CRITERIA
	a north south direction. This rail facility supports the daily train service from Armidale to Sydney. The subject site is currently serviced by electricity and telecommunications infrastructure.	investigation indicated that traffic would access the site not only from Burgmanns Lane and Werris Creek Road, also from Bylong Road, Warwick Road and Greg Norman Drive. The study concluded that the existing road network was capable of servicing the Planning Proposal site. Services including sewer and water will be extended to the proposed residential precinct to service the future development. The staged development of the Arcadia and Bylong Road Precinct will generate the need for future public bus services for the area. A future road network has been prepared to accommodate bus services.	transport to increase access to local services and employment. The proposed internal link road and network will provide for adequate road widths to support future public transport services.
Is public transport currently available or is there infrastructure capacity to support future public transport? YES	A public bus service is currently available to residents located within the South Tamworth area.	Travel times will be extended for residents to access the new residential precinct. The travel distance is comparable to the residential development on the Northern Fringe of Tamworth. The proposed neighbourhood centre will provide basic services and reduce the need to travel for basic needs.	Although the changes to the planning provisions for the parcel of land will increase travel distances for residents of the new precinct in the future, the region will benefit from a range of residential development on the southern fringe of the city that may potentially support employees and economic development within the city and region.
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? YES If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	The subject site is located on the southern fringe of the Tamworth. Residents from this area currently travel a small distance to access facilities and services within the city.		

Analysis of Net Community Benefit Criteria
Planning Proposal for Arcadia Master Plan and Bylong Road Precinct, South Tamworth

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS			COMMUNITY BENEFIT PER CRITERIA
	BASE CASE – CURRENT SITUATION (or COMMENT)	PLANNING PROPOSAL		
		The intensification of the site will increase the number of vehicles accessing the area. A traffic study has been undertaken to identify traffic management treatments to increase road safety and direct vehicle flows. Public transport will be increased to service the area.		Road safety measures will be implemented throughout the stages of the residential development.
Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? YES If so, what is the expected impact?	There is currently a Transgrid easement that moves along the northern boundary of the rural lands. The easement accommodates a 132kV transmission line that feeds to the Gunnedah Shire. It is classified as a 'right of way' along the route of the transmission line and is required to enable Transgrid to access the line for inspections and maintenance purposes. It also controls any activity that may pose a risk. An easement for Essential Energy servicing infrastructure moves in a north south direction through the subject site.	The easement area is proposed to be rezoned to R2 – Low Density Residential/ and will informally identify a landscape buffer between the residential development to the north and south. The infrastructure will not be compromised with the development of this area.		The rezoning of the Transgrid transmission easement will retain open space still providing access for Transgrid to service and maintain the transmission lines. The rezoning of the land containing the Essential Energy easement will also not be compromised.
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors?	The subject site is located within the catchment of Timbumburi Creek, a minor tributary of the Peel River. Burkes Gully, a tributary to Timbumburi Creek runs in a north-west direction through the centre of the development area.	A Flora and Fauna Assessment was undertaken to determine the likelihood of threatened species, critical habitats and migratory species potentially located within the areas affected by the planning proposal. It has been established		The planning proposal aims to ensure that the development of these lands is undertaken in an environmentally sustainable manner and that the provision of infrastructure such as roads and services is suitably coordinated with

Analysis of Net Community Benefit Criteria
Planning Proposal for Arcadia Master Plan and Bylong Road Precinct, South Tamworth

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS		
	BASE CASE – CURRENT SITUATION (or COMMENT)	PLANNING PROPOSAL	COMMUNITY BENEFIT PER CRITERIA
YES	Existing vegetation comprises of derived grasslands dominated by introduced species and isolated overstorey trees. There are small areas that support remnant woodlands.	that there were no key threatening processes relevant to fauna and flora impacts that would result from the proposal. A cultural heritage assessment was undertaken for the subject site and determined that there were no significant constraints. An investigation was undertaken to develop an integrated stormwater and floodplain management strategy for the precinct. A number of key components will need to be incorporated at the subdivision stage in order to mitigate runoff related impacts in relation to integral drainage lines.	any environmental constraints of the lands.
Will the LEP be compatible or complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve? YES	The subject site is currently zoned RU4 - Primary Production Small Lots and R5 - Large Lot Residential. An extensive residential area extends from the north to the southern border of the development site with larger residential lots located to the east.	The proposed development will be compatible and complementary to the existing surrounding residential land uses. The public domain would be positively affected by a commercial precinct that will include a neighbourhood centre. An extensive amount of open space will be provided along the drainage corridor of Burkes Gully providing future potential recreational opportunities for residents of the development.	The public domain will be improved through the rezoning to include a range of residential development, a neighbourhood centre and extensive area of parkland. Road networks throughout the development area will improve vehicle movement within the precinct and surrounding area.

Analysis of Net Community Benefit Criteria
Planning Proposal for Arcadia Master Plan and Bylong Road Precinct, South Tamworth

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS		
	BASE CASE – CURRENT SITUATION (or COMMENT)	PLANNING PROPOSAL	COMMUNITY BENEFIT PER CRITERIA
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area? YES	The subject site is located a considerable distance from the Tamworth City central business district for access to business, office and retail premises. The Longyard Business Precinct is located 2.6km east of the subject site on Goonoo Goonoo Road, Robert Street Shopping Centre is located approximately 2.8km to the north, and Southgate Shopping Centre is located approximately 3.6km to the north east of the subject site. These distances provide an indication of the sites isolation from local retail/commercial precincts and the need for a neighbourhood centre to service future residential development.	A Neighbourhood Centre is proposed to be located adjacent to the access corridor onto the Werris Creek Road. The Neighbourhood Centre will consist of a small scale commercial and retail premises and medium density housing. The location of the Neighbourhood Centre will provide optimal servicing for the future residential development area.	The introduction of Neighbourhood Centre into the residential development will provide for services and facilities on the south western fringe of the city. A net community benefit will be gained due to the introduction of a neighbourhood business development zone that will allow a range of commercial and business products and services.
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future? N/A	The subject site is currently zoned RU4 - Primary Production Small Lots and R5 - Large Lot Residential. The subject site is currently occupied by two different land uses, rural and residential.	The Planning Proposal will be a stand alone residential estate supported by a commercial precinct, open space and park lands and inter connecting road network that will link will the surrounding road system.	The residential development and commercial precinct have the potential to create a centre for economic investment and employment opportunities on the southern fringe of the city of Tamworth.
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?	The subject site was identified in the South Tamworth Rural land Master Plan process where considerable community consultation was undertaken. The community has been made aware of the future	The Planning Proposal will rezone those lands identified in the South Tamworth Rural Lands Master plan identified for future residential and commercial development.	The rezoning of the land will provide an opportunity to develop a new residential estate on the southern fringe of the city of Tamworth precinct that will provide a range of residential development. This

Analysis of Net Community Benefit Criteria
Planning Proposal for Arcadia Master Plan and Bylong Road Precinct, South Tamworth

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS		
	BASE CASE – CURRENT SITUATION (or COMMENT)	PLANNING PROPOSAL	COMMUNITY BENEFIT PER CRITERIA
	potential of the lands for residential and commercial development.	Not proceeding with the proposed changes will result in a shortage of residential land on the southern fringes of the city.	proposed new precinct will provide housing for current and future residents of the Tamworth Region.
Summary	A significant net community benefit is identified by this analysis for 10 of the criteria examined above. No significant net cost was identified relating to any of the criteria considered.		

**Consideration of State Environmental Planning Policies Relative to the
Planning Proposal for Arcadia and Bylong Road Precinct, South Tamworth**

The following SEPP's apply to the Tamworth Regional Council Area Local Government Area, as at 1 August 2016.

SEPP	Applicable to TRC?	Consistent/ Inconsistent	Reason for inconsistency or comment
State Environmental Planning Policy No. 1 - Development Standards	No	N/A	SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
State Environmental Planning Policy No. 14 - Coastal Wetlands	No	N/A	Not applicable
State Environmental Planning Policy No. 15 - Rural Land sharing Communities	Yes	Consistent	The lands are being rezoned from <i>RU4 – Primary Production Small lots</i> to <i>B1 – Neighbourhood Centre</i> .
State Environmental Planning Policy No. 19 - Bushland in Urban Areas	No	N/A	Not applicable
State Environmental Planning Policy No. 21 - Caravan Parks	Yes	Consistent	Caravan Parks are prohibited <i>B1 – Neighbourhood Centre</i> zone.
State Environmental Planning Policy No. 26 – Littoral Rainforests	No	N/A	Not applicable
State Environmental Planning Policy No. 29 – Western Sydney Recreational Area	No	N/A	Not applicable
State Environmental Planning Policy No. 30 - Intensive Agriculture	Yes	N/A	Not applicable
State Environmental Planning Policy No. 32 - Urban Land Consolidation (Redevelopment of Urban Land)	Yes	N/A	Not applicable to the lands
State Environmental Planning Policy No. 33 - Hazardous and Offensive Development	Yes	N/A	Not applicable to the lands
State Environmental Planning Policy No. 36 - Manufactured Home Estates	Yes	Consistent	The SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
State Environmental Planning Policy No. 39 – Spit Island Bird Habitat	No	N/A	Not applicable
State Environmental Planning Policy No. 44 - Koala Habitat Protection	No	N/A	Not applicable
State Environmental Planning Policy No. 47 – Moore Park Showground	No	N/A	Not applicable
State Environmental Planning Policy No. 50 - Canal Estate Development	No	N/A	Not applicable
State Environmental Planning Policy No. 52 – Farm Dams and other works in Land and Water Management Plan Area	No	N/A	Not applicable
State Environmental Planning Policy No. 55 - Remediation of Land	Yes	Consistent	The SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
State Environmental Planning Policy No. 59 – Central Western Sydney Regional Open Space and Residential	No	N/A	Not applicable

**Consideration of State Environmental Planning Policies Relative to the
Planning Proposal for Arcadia and Bylong Road Precinct, South Tamworth**

SEPP	Applicable to TRC?	Consistent/ Inconsistent	Reason for inconsistency or comment
State Environmental Planning Policy No. 62 - Sustainable Aquaculture	Yes	N/A	Not applicable
State Environmental Planning Policy No. 64 - Advertising and Signage	Yes	Consistent	SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development	Yes	N/A	Prohibited within the <i>B5</i> zones
State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)	No	N/A	Not applicable
State Environmental Planning Policy No. 71 – Coastal Protection	No	N/A	Not applicable
State Environmental Planning Policy (Affordable Rental Housing) 2009	Yes	N/A	Residential Accommodation is prohibited within the <i>B1 Neighbourhood Centre</i> zone.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Yes	Consistent	SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	Consistent	SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
State Environmental Planning Policy Housing for Seniors or People with a Disability 2004	Yes	Consistent	Residential Accommodation is prohibited within the <i>B5 Zone</i> .
State Environmental Planning Policy (Infrastructure) 2007	Yes	Consistent	SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	No	N/A	Not applicable
State Environmental Planning Policy (Kurnell Peninsula) 1989	No	N/A	Not applicable
State Environmental Planning Policy (Major Development) 2005	Yes	Consistent	SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	Yes	N/A	Not applicable
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007	No	N/A	Not applicable
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	No	N/A	Not applicable
State Environmental Planning Policy (Rural Lands) 2008	No	N/A	Not applicable
State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	No	N/A	Not applicable
State Environmental Planning Policy (State and Regional Development) 2011	No	N/A	Not applicable
State Environmental Planning Policy (State Significant Precincts)	No	N/A	Not applicable

**Consideration of State Environmental Planning Policies Relative to the
Planning Proposal for Arcadia and Bylong Road Precinct, South Tamworth**

SEPP	Applicable to TRC?	Consistent/ Inconsistent	Reason for Inconsistency or comment
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	No	N/A	Not applicable
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	No	N/A	Not applicable
State Environmental Planning Policy (Three Ports) 2013	No	N/A	Not applicable
State Environmental Planning Policy (Urban Renewal) 2010	No	N/A	Not applicable
State Environmental Planning Policy (Western Sydney Employment Area)	No	N/A	Not applicable
State Environmental Planning Policy (Western Sydney Parklands) 2009	No	N/A	Not applicable

Consideration of Section 117 Ministerial Directions
Planning Proposal for Arcadia and Bylong Road Precinct, South Tamworth

1. Employment and Resources

Direction	Applicable	Consistent	Reason for inconsistency or comment
1.1 Business and Industrial Zones	Yes	Consistent With Direction (5)(d)	The Planning proposal encourages business development and employment growth within the B1 Neighbourhood Centre located within the residential estate. The Neighbourhood Centre will support the proposed residential development with facilities and services. The inconsistency to the S117 Ministerial Direction is considered to be of minor significance as the Neighbourhood Centre is proposed to be only 2 hectares.
1.2 Rural Zones	Yes	Consistent	The subject lands which are currently zoned RU4 – Primary Production Small Lots have been identified for future residential development by the South Tamworth Rural Lands Master Plan. The Master Plan was endorsed by the Department of Planning and Environment on 16 April 2013.
1.3 Mining, Petroleum Production and Extractive Industries	Yes	Consistent	Planning proposal is in accordance with all requirements of S.117 Directions. The subject site is not affected by this Direction.
1.4 Oyster Aquaculture	No	Not Applicable	Does not affect the Tamworth LGA
1.5 Rural Lands	Yes	Consistent	The subject lands have been identified for future residential development by the South Tamworth Rural Lands Master Plan. The Master Plan was endorsed by the Department of Planning and Environment on 16 April 2013.

2. Environment and Heritage

Direction	Applicable	Consistent	Reason for inconsistency or comment
2.1 Environment Protection Zones	Yes	Consistent	The proposal is consistent with the objective in that none of the land is identified to be of high environmental sensitivity. Those areas containing significant vegetation will be managed via a Development Control Plan to ensure the environmental attributes are protected.
2.2 Coastal Protection	No	Not Applicable	Does not affect Tamworth LGA
2.3 Heritage Conservation	Yes	Consistent	Investigations undertaken on the subject lands indicate that there are no items of environmental significance. There are several items of aboriginal cultural significance which will be identified and managed via a Development Control Plan for the subject area.

Consideration of Section 117 Ministerial Directions
Planning Proposal for Arcadia and Bylong Road Precinct, South Tamworth

2.4 Recreation Vehicle Areas	Yes	Not Applicable	Does not affect the subject site.
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3. Housing, Infrastructure and Urban Development

Direction	Applicable	Consistent	Reason for inconsistency or comment
3.1 Residential Zones	Yes	Consistent	The Planning Proposal provides for a range of residential development.
3.2 Caravan Parks and Manufactured Home Estates	No	Not Applicable	Caravan Parks and Manufactured Home Estates are not permitted within the <i>B1 – Neighbourhood Centre zone</i> .
3.3 Home Occupations	Yes	Consistent	The Planning Proposal provides for a range of residential development. Home Occupations are permissible within the <i>R1 – General Residential, R2 Low Density Residential</i> and <i>B1 – Neighbourhood Centre zone</i> .
3.4 Integrating Land Use and Transport	Yes	Consistent	The Planning Proposal will improve vehicle access, walking and cycling, and support public transport within the proposed residential and business development area.
3.5 Development Near Licensed Aerodromes	No	Not Applicable	Does not affect the subject lands.
3.6 Shooting Ranges	No	Not Applicable	Does not affect the subject lands.

4. Hazard and Risk

Direction	Applicable	Consistent	Reason for inconsistency or comment
4.1 Acid Sulfate Soils	No	Not Applicable	Does not affect the LGA.
4.2 Mine Subsidence and Unstable Land	No	Not Applicable	Does not affect the LGA.
4.3 Flood Prone Land	Yes	Consistent	A drainage strategy has been prepared for the subject site and management of the stormwater within Burkes Gully will be via a drainage corridor identified within a Development Control Plan.
4.4 Planning for Bushfire Protection	Yes	Not Applicable	Subject lands not affected.

Consideration of Section 117 Ministerial Directions
Planning Proposal for Arcadia and Bylong Road Precinct, South Tamworth

5. Regional Planning

Direction	Applicable	Consistent	Reason for inconsistency or comment
5.1 Implementation of Regional Strategies	No	Not applicable	Does not affect the Tamworth LGA.
5.2 Sydney Drinking Water Catchments	No	Not applicable	Does not affect the Tamworth LGA.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	Not applicable	Does not affect the Tamworth LGA.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	Not applicable	Does not affect the Tamworth LGA.
5.8 Second Sydney Airport: Badgerys Creek	No	Not applicable	Does not affect the Tamworth LGA.
5.9 North West Rail Link Corridor Strategy	No	Not applicable	Does not affect the Tamworth LGA.

6. Local Plan Making

Direction	Applicable	Consistent	Reason for inconsistency or comment
6.1 Approval and Referral Requirements	Yes	Consistent	The Planning proposal is in accordance with the requirements of the S.117 Direction.
6.2 Reserving Land for Public Purposes	Yes	Consistent	The Planning proposal is in accordance with the requirements of the S.117 Direction.
6.3 Site Specific Provisions	Yes	Consistent	The Planning proposal is in accordance with the requirements of the S.117 Direction.

7. Metropolitan Planning

Direction	Applicable	Consistent	Reason for inconsistency or comment
7.1 Implementation of the Metropolitan Strategy	No	Not Applicable	Not affecting Tamworth LGA.
7.2 Implementation of Greater Macarthur Land Release Investigation	No	Not Applicable	Not affecting Tamworth LGA.

Consideration of Section 117 Ministerial Directions
Planning Proposal for Arcadia and Bylong Road Precinct, South Tamworth

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