

7.1 PLANNING PROPOSAL FOR ARCADIA AND BYLONG ROAD PRECINCT, SOUTH TAMWORTH – FILE NO SF7484

DIRECTORATE: PLANNING AND COMPLIANCE
AUTHOR: Megan Purkiss, Strategic Planner

1 ANNEXURES ATTACHED

1 CONFIDENTIAL ENCLOSURES ENCLOSED

RECOMMENDATION

That in relation to the report “Planning Proposal for Arcadia and Bylong Road Precinct, South Tamworth”, Council:

- (i) forward the planning proposal to the Department of Planning and Environment requesting a Gateway Determination in accordance with Sections 55 and 56 of the Environmental Planning and Assessment Act 1979;*
- (ii) request that the Minister for Planning and Environment exercise their plan making powers under Section 73A of the Environmental Planning and Assessment Act 1979 and grant Council delegated authority to amend the Tamworth Regional Local Environmental Plan 2010; and*
- (iii) upon receipt of a Gateway Determination in relation to the planning proposal, publicly exhibit the proposal.*

SUMMARY

The purpose of this report is to seek a resolution of Council to amend the *Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010)*, in relation to the lands identified by the Arcadia and Bylong Road Precinct, South Tamworth to allow for future residential development supported by a neighbourhood centre.

Under the *Tamworth Regional Local Environmental Plan 2010*, the precinct is currently zoned *RU4 – Primary Production Small Lots* and *R5 – Large Lot Residential*. The aim of the Planning Proposal is to rezone the lands identified as the Arcadia and Bylong Road Precinct, South Tamworth to include both *R1-General Residential* and *R2 – Low Density Residential* zones and a business area that would support the residential precinct comprising of a *B1 - Neighbourhood Centre* zone.

The lot size restrictions will also be changed to 600m² in the proposed *R1-General Residential* zone, 2000-4000m² in the *R2 – Low Density Residential* zone and no minimum lot size for the *B1- Neighbourhood Centre* zone. A floor space ratio of 0.5:1 will be introduced for the land proposed to be rezoned to *B1 – Neighbourhood Centre*. The Planning Proposal is consistent with the objectives of the *South Tamworth Rural Lands Master Plan (STRLM)*.

COMMENTARY

The Planning Proposal for the Arcadia and Bylong Road Precinct, South Tamworth is an outcome of the *South Tamworth Rural Lands Master Plan*, which provides an overarching framework for the future development of rural lands located in South Tamworth. The Planning Proposal aims to rezone certain lands identified in the Master Plan to create a future residential development area on the southern fringe of the city.

On 16 April 2013, the Department of Planning and Infrastructure (now the Department of Planning and Environment) formally endorsed the STRLM. This approval from the Department enables Council to prepare future planning proposals within this precinct to rezone as appropriate.

The Planning Proposal aims to rezone land within the area identified as 'Arcadia' together with the land in Bylong Road to provide for future residential housing development on a range of lot sizes from 600m² to 4,000m² including a neighbourhood centre. A map indicating the subject site is **ATTACHED**, refer **ANNEXURE 1**. The precinct consists of approximately 320 hectares of land in South Tamworth. The planning proposal indicating the changes to the subject site is **ENCLOSED**, refer **CONFIDENTIAL ENCLOSURE 1**.

This report seeks Council's approval to forward the draft planning proposal to the Department of Planning and Environment in order to obtain authorisation from the 'Gateway Panel' to proceed with the public exhibition of the draft plan. Once the 'Gateway Panel' has authorised public exhibition of the draft plan, a copy of the Planning Proposal will be placed on exhibition for four weeks to obtain feedback from the community.

A number of studies have been undertaken in relation the subject site to support the rezoning of the precinct including a flora and fauna assessment, cultural heritage assessment, contaminated land investigation, traffic modelling, flood investigation and servicing strategy (water, sewer and stormwater drainage). Copies of these studies will be made available during the public exhibition process.

Development Control Plan

Draft Development Controls will be prepared for the subject site and will include the location of parks, drainage corridor and open space, environmentally significant areas, neighbourhood centre, easements for transmission lines, proposed future roads and water and sewer constraints. The Draft Development Control plan will be reported to Council at a later date once the controls for the precinct have been finalised.

In order to amend the TRLEP 2010, Council is required to submit the Planning Proposal to the Department of Planning and Environment (the Department) for a Gateway Determination. The proposal has been written in accordance with the Department of Planning and Environment's '*A Guide to preparing Local Environmental Plans*' and '*A Guide to preparing Planning Proposals*'. It is also supported by relevant studies including the flora and fauna assessment, cultural heritage assessment, contaminated land investigation, traffic modelling and flooding information, which will also be forwarded to the Department.

Council will also request the Minister for Planning and Environment to exercise the planning powers under Section 73A of the *Environmental Planning and Assessment Act 1979* and grant Council delegated authority to amend the TRLEP 2010. Should the Gateway Panel approve the public exhibition of the Planning Proposal, it is anticipated that the proposal would be exhibited during October/November 2016.

(a) Policy Implications

The Planning Proposal is in accordance with the *South Tamworth Rural Lands Master Plan*.

(b) Financial Implications

A funding strategy will be required to support the Servicing Strategy for the Arcadia and Bylong Road Precinct.

(c) Legal Implications

Amendments to the *Tamworth Regional Local Environmental Plan 2010* and the *Tamworth Regional Development Control Plan 2010* will alter the planning provisions for the subject site.

(d) Community Consultation

Community consultation requirements will be specified by the Department of Planning and Environment's Gateway Determination. Community consultation was also conducted during the preparation of the Master Plan in relation to future land uses proposed for the South Tamworth Rural Lands area.

FOR ACTION

ORDINARY COUNCIL

23/08/2016

TO: Strategic Planner (Megan Purkiss)

Subject: Planning Proposal for Arcadia and Bylong Road Precinct, South Tamworth
Target Date: 23/08/2016
File Reference SF7484 115102/2016

Notes:

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MOTION

Moved Cr Webb/Cr Coates

That in relation to the report “Planning Proposal for Arcadia and Bylong Road Precinct, South Tamworth”, Council:

- (i) forward the planning proposal to the Department of Planning and Environment requesting a Gateway Determination in accordance with Sections 55 and 56 of the Environmental Planning and Assessment Act 1979;
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- (iii) upon receipt of a Gateway Determination in relation to the planning proposal, publicly exhibit the proposal.

244/16 RESOLVED

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