

NSW Department of Planning, Industry &
Environment – Northern Region, Tamworth Office

northern@planning.nsw.gov.au

Attn: Mr. Jon Stone

**AMENDMENT TO THE TAMWORTH REGIONAL LOCAL ENVIRONMENTAL PLAN 2010 – PLANNING PROPOSAL
– ARCADIA ESTATE – REQUEST FOR GATEWAY DETERMINATION**

Ref: as/MG

The purpose of this letter is to submit the *Tamworth Regional Council Planning Proposal – Arcadia Estate* to the NSW Department of Planning, Industry and Environment in accordance with Section 3.34 of the *Environmental Planning and Assessment Act 1979*, please see planning proposal attached.

This planning proposal pertains to Lot 6 in DP 1211122, Lots 1 and 2 in DP 1213875 and Part Lot 1 in DP 1198645 in the locality of Hillvue.

Council, at its Ordinary Meeting on 27 April 2021, resolved to forward the planning proposal to the Minister for Planning, Industry and Environment seeking a Gateway Determination. Please see Council Report and Resolution (Minute No. 96/21) attached.

The objective of the proposed amendment is to promote housing diversity and cater for the future growth of Tamworth by increasing the number of available lots in the Arcadia Estate. The current zoning and minimum lot size regimes do not enable the most effective use of the land given Arcadia is one of the key future residential release areas of Tamworth as identified in the *Tamworth Regional Council Local Strategic Planning Statement 2020*.

The amendments proposed to the *TRLEP 2010*, via the planning proposal, are summarised as follows:

- Amend the size and extent of the *R1 – General Residential*, *R2 – Low Density Residential* and *B1 – Neighbourhood Centre* zoned lands;
- Amend the minimum lot size to 450m² in the *R1 – General Residential* zone and 800m² in the *R2 – Low Density Residential* zone and maintain 0m² for the *B1 – Neighbourhood Centre* zoned lands;
- Increase the size and amend the shape of the Floor Space Ratio (FSR) of 0.5:1 to correspond with the amended size and shape of the *B1 – Neighbourhood Centre* zoned lands;
- Include a new provision requiring a minimum density of ten (10) dwellings per hectare for the entirety of the site; and
- Include a new provision restricting the subject lands to a maximum of 2,350 standard dwellings/lots.

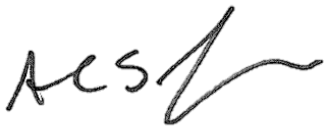
The planning proposal has been prepared by Tamworth Regional Council in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning,

Industry and Environment Guidelines, 'A guide to preparing Local Environmental Plans and 'A guide to preparing Planning Proposals'.

Council would like to request that the Minister for Planning, Industry and Environment exercise his plan making powers to delegate to Council the authority to make the plan pursuant to Section 3.36 of the *Environmental Planning and Assessment Act 1979*. Please see attached a copy of the Evaluation Criteria for the Delegation of Plan Making Functions and a copy of the Delegated Plan Making Reporting Template.

Thank you for your attention to this matter. Should you have any questions relating to this *Planning Proposal – Arcadia Estate* please contact the undersigned on (02) 6767 5507 or Council's Team Leader - Development Assessment, Mitch Gillogly, on (02) 6767 5462.

Yours Faithfully,



Andrew Spicer

Acting Manager, Integrated Planning

Contact (02) 6767 5507

Contact: Mitch Gillogly (02) 6767 5462

2 July 2021

Attachments

Tamworth Regional Council Planning Proposal – Arcadia Estate

Appendix 1 - Subject Lands Map

Appendix 2 - LEP Maps

Appendix 3 - Evaluation Criteria for the Delegation of Plan Making Functions

Appendix 4 - Attachment 5. Delegated Plan Making Reporting Template

Appendix 5 - Flora and Fauna Addendum

Council Report 27 April 2021 and Resolution (Minute No. 96/21)