



Arcadia Estate Planning Proposal 2021

2 July 2021

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Background

Introduction

This planning proposal has been prepared in accordance with the Sections 3.33(2) and 3.33(3) of the *Environmental Planning and Assessment Act 1979* (the Act) and guidelines “*A Guide to Preparing Planning Proposals*” published by the Department of Planning, Industry and Environment.

This planning proposal addresses the following matters:

Section 3.33(2) of the Act states that a planning proposal must include the following components:

Part 1 - A statement of the objectives and intended outcomes of the proposed instrument;

Part 2 - An explanation of the proposed provisions that are to be included in the proposed instrument;

Part 3 - The justification for those objectives, outcomes and the process for their implementation;

Part 4 - Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies; and

Part 5 - Details of the community consultation that is to be undertaken on the planning proposal.

Section 3.33(3) of Act allows the Planning Secretary to issue requirements with respect the preparation of a planning proposal, these requirements include:

- Specific matters that must be addressed in the justification (Part 3) of the planning proposal.
- A project timeline to deal with the anticipated timeline for the plan making process for each planning proposal.

Background

The Arcadia Estate was originally identified as having potential for future residential development during the strategic planning process associated with the *South Tamworth Rural Lands Masterplan 2012*. The Arcadia site was considered appropriate at that time, for rezoning in order to facilitate the development of approximately 1,670 residential lots ranging from 600m² to 4000m² and a neighbourhood centre. The site was rezoned by the publication of Amendment No.12 to the *Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010)* on the NSW Legislation website on 27 October 2017.

The Arcadia site is located in the southern extent of the suburb of Hillvue, Tamworth and is identified as a key future residential release area in *New England North West Regional Plan 2036, Blueprint 100 - Part 1* and *Blueprint 100 - Part 2* which is the *Tamworth Regional Local Strategic Planning Statement (LSPS) 2020*. *Blueprint 100 - Part 1 and Part 2* were adopted by Council in 2020.

The Blueprint process involved Council initiating investigations and workshops with the land owners and stakeholders to develop a structure plan which addresses housing diversity, stormwater management, road and subdivision design and dwelling density targets. The development of a structure plan has been the catalyst for this planning proposal.

The Blueprint process identified that the zoning and minimum lot size planning controls implemented in 2017 do not facilitate the most effective use of the land given Arcadia is one of the key future residential release areas of Tamworth. The current minimum lot size and zoning have the potential to restrict the availability of high-quality residential land within proximity to the Tamworth CBD. This is important when considering the impact of urban sprawl, future population growth and capital cost associated with the provision of infrastructure.

Council has moved forward from the LSPS process with the development of the draft 'Tamworth Story' which will inform future amendments to the *TRLEP 2010* including at Arcadia.

As a result of the work undertaken in preparing these land use planning initiatives Council considers that this planning proposal will result in improved strategic alignment with both Tamworth Regional Council's principal land use planning strategies and the *New England North West Regional Plan 2036*.

Part 1: Objectives or Intended Outcomes

The objective of this planning proposal is to amend the *Tamworth Regional Local Environmental Plan 2010* to enable amendments to the existing zoning, floor space ratio, lot size provisions, dwelling density and restricted lot yield applicable to the Arcadia Estate. The planning proposal aims to increase housing choice, standardise and align lot size, support the delivery of infrastructure and implement dwelling density controls.

Part 2: Explanation of Provisions

The lots subject to the planning proposal are:

Lot	DP	Road
6	1211122	Duri Road
1	1213875	Bylong Road
2	1213875	Burgmanns Lane
(Part Lot) 1	1198645	Burgmanns Lane

The mapping indicating the subject lands is **attached, see Appendix 1 – Subject Lands Map**.

There are a number of amendments to planning provisions required in order to meet the objectives of the planning proposal. These amendments are summarised as follows:

- Amending the size and extent of the *R1 – General Residential*, *R2 - Low Density Residential* and *B1 - Neighbourhood Centre* zoned lands;
- Amending the minimum lot size to 450m² in the *R1 – General Residential* zone and 800m² in the *R2 – Low Density Residential* zone and maintaining 0m² for the *B1 – Neighbourhood Centre* zoned lands;
- Increasing the size and amend the shape of the Floor Space Ratio (FSR) of 0.5:1 (D) to correspond with the amended size and shape of the *B1 – Neighbourhood Centre* zoned lands;
- Including a new provision requiring a minimum density of ten (10) dwellings per hectare for the entirety of the site, pursuant to a new map and clause. The wording of this clause is not included in this planning proposal;
- Including a new provision restricting the subject lands to a maximum of 2,350 standard dwellings/lots, pursuant to a new map and clause. The wording of this clause is not included in this planning proposal; and
- It is proposed that the existing designation of the subject lands as an Urban Release Area (URA) be maintained.

A detailed description of and justification for the proposed amendments is provided in the following table:

Development Standard	Description of Amendment												
Zoning	<p>Under the <i>Tamworth Regional Local Environmental Plan 2010</i>, the precinct is currently zoned <i>R1 – General Residential</i>, <i>R2 – Low Density Residential</i> and <i>B1 – Neighbourhood Centre</i>.</p> <p>The planning proposal seeks to apply the same land use zones across the site, however, the total area associated with each zone will be amended as per the table below;</p> <table><tr><th>Zone</th><th>Current (approx.)</th><th>Proposed (approx.)</th></tr><tr><td>R1</td><td>174ha</td><td>261ha</td></tr><tr><td>R2</td><td>110ha</td><td>20ha</td></tr><tr><td>B1</td><td>2ha</td><td>5ha</td></tr></table> <p>The R1 zone is the predominant residential zone for Arcadia and will facilitate a mixture of housing choices and increase lot yield in order to meet the objectives of the future use of the site. The R2 zone is limited to the southern portion of the site, in order to restrict the development of medium density development in consideration of the potential southern heavy vehicle bypass along Burgmanns Lane.</p> <p>The B1 zone is proposed to be enlarged and relocated further within the site, however, still located at the main entry point off Werris Creek Road. The commercial centre is of a suitable size to support the future population of Arcadia and the surrounding area with a mixture of a neighbourhood supermarket, speciality retail, food and drink premises and medium density housing. Council commissioned a retail demand study, which analysed the future demand for commercial space in comparison to population and trade area for Arcadia. It is considered the proposed amendments to the B1 zone are justified and will enhance the precinct.</p> <p>The mapping indicating the changes to the zoning is attached, see Appendix 2 – LEP Maps (Zone).</p>	Zone	Current (approx.)	Proposed (approx.)	R1	174ha	261ha	R2	110ha	20ha	B1	2ha	5ha
Zone	Current (approx.)	Proposed (approx.)											
R1	174ha	261ha											
R2	110ha	20ha											
B1	2ha	5ha											
Lot Size	<p>The planning proposal seeks to amend the Lot Size requirements for the R1 and R2 zone as per the table below</p> <table><tr><th>Zone</th><th>Existing MLS</th><th>Proposed MLS</th></tr><tr><td>R1</td><td>600m² (M)</td><td>450m² (G)</td></tr><tr><td>R2</td><td>2000m² (V) 4000m² (W)</td><td>800m² (S)</td></tr><tr><td>B1</td><td>0m²</td><td>0m²</td></tr></table> <p>The reduction to a 450m² minimum lot size is not insignificant, and a considerable amount of investigations have occurred in implementing the minimum lot size across a greenfield site. The intent of the 450m² minimum</p>	Zone	Existing MLS	Proposed MLS	R1	600m ² (M)	450m ² (G)	R2	2000m ² (V) 4000m ² (W)	800m ² (S)	B1	0m ²	0m ²
Zone	Existing MLS	Proposed MLS											
R1	600m ² (M)	450m ² (G)											
R2	2000m ² (V) 4000m ² (W)	800m ² (S)											
B1	0m ²	0m ²											

	<p>lot size is to provide flexibility for developers whilst ensuring housing diversity targets are achieved via the implementation of a minimum density requirement. This will ensure a variety of lot sizes and housing types are developed to cater for the growing needs of the community.</p> <p>The mapping indicating the changes to the minimum lot size is attached, see Appendix 2 – LEP Maps (Lot Size).</p>
<i>Floor Space Ratio</i>	<p>The planning proposal seeks to increase the size and amend the shape of the 0.5:1 (D) Floor Space Ratio regime on the site. The proposed change is a consequence of the proposed amendment of size and shape of the <i>B1 – Neighborhood Centre</i> zone.</p> <p>The mapping indicating the changes to the Floor Space Ratio is attached, see Appendix 2 – LEP Maps (FSR).</p>
<i>Density</i>	<p>The planning proposal seeks to include a new provision requiring a minimum dwelling density of dwellings per hectare to be implemented across the site. A target of ten (10) dwellings per hectare has been proposed. Based on a dwelling density which excludes open space, easements and drainage corridors, this equates to a minimum yield of approximately of 2,350 dwellings across the subject site.</p> <p>Dwelling density targets are important to provide certainty for appropriate infrastructure delivery and effective utilisation of available high-quality residential land. The proposed density could be achieved by a range of lot sizes from 800m² down to 450m², complemented by some dual occupancy, integrated medium density housing and seniors living development. A dwelling density target aims to promote the development of a mixture of housing typology and lot sizes while ensuring lot yield is aligned with infrastructure provisioning.</p> <p>The density target will be enforced by a new clause and a dwelling density map in the <i>TRLEP 2010</i>. A new definition will be included defining “dwelling density” in the context of development.</p> <p>The mapping indicating the minimum density requirement is attached, see Appendix 2 – LEP Maps (Dwelling Density).</p>
<i>Restricted Lot Yield</i>	<p>The planning proposal seeks to include a new provision restricting the maximum number of standard dwellings/lots based on the capacity of downstream infrastructure.</p> <p>A maximum of 2,350 standard dwellings/lots will be catered for in Arcadia Estate with a split of 1500 dwellings/lots (Arcadia West) and 850 dwellings/lots (Arcadia East) either side of Burkes Gully. In company with the proposed minimum density provisions above, the intent is to provide a mixture of housing and lot size choices while ensuring lot yield is controlled in a manner which aligns with the infrastructure availability. The restricted lot yield will be enforced by a new clause and a restricted lot yield map in the <i>TRLEP 2010</i>.</p> <p>The mapping indicating the restricted lot yield requirements is attached, see Appendix 2 – LEP Maps (Restricted Lot Yield).</p>

	Note – the Dwelling Density and Restricted Lot Yield will likely be combined on one Map Sheet but are present separately for clarity in this planning proposal.
<i>URA</i>	The planning proposal seeks to maintain the existing designation of the subject lands as an <i>Urban Release Area</i> (URA).

Part 3: Justification

Section A: Need for the planning proposal

1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The planning proposal is the result of the endorsed *Tamworth Regional Local Strategic Planning Statement 2020* (LSPS) (*Blueprint – Part 2*). The Tamworth Regional LSPS provides the direction for land use planning across the Tamworth Local Government Area (LGA) for the next 20 years.

The LSPS provides Council with a strategic framework for facilitating smart residential growth and improved housing choice. Increased diversity in relation to housing choice is encouraged in high amenity new release areas such as Arcadia which are traditionally characterised by single storey, single family dwelling houses on small to medium sized lots. The LSPS encourages variations in lot size, dwelling types, dwelling density and floor space ratios to increase housing affordability, improve infrastructure provision and facilitate better access to community facilities and services. This planning proposal gives effect to the directions endorsed by the LSPS.

Blueprint - Part 1 also contains specific actions relating to residential expansion in the Arcadia precinct.

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

This planning proposal is the only legal method of amending the *Tamworth Regional Local Environmental Plan 2010* to permit the proposed amendments to planning provisions as recommended by *Blueprint 100*.

Section B: Relationship to strategic planning framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Arcadia is identified in *New England North West Regional Plan 2036* as a future residential investigation area.

The planning proposal gives effect to directions contained within the Plan, such as:

- Direction 9: Coordinate growth in the cities of Armidale and Tamworth;
- Direction 17: Strengthen community resilience – precinct planning;

- Direction 18: Provide great places to live; and
- Direction 20: Deliver greater housing diversity to suit changing needs.

Increasing land supply for residential development in areas in or adjacent to existing urban centres will foster liveability and a stronger sense of community. Greater housing choice which closely considers local housing needs including housing for an ageing population and single person occupancy will ensure housing is accessible and affordable to a wider cross-section of the community.

4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

The planning proposal gives effect to the vision and actions contained within the *Tamworth Regional Local Strategic Planning Statement 2020* (LSPS), such as:

Planning Priority 1. Facilitate Smart Residential Growth and Housing Choices

Vision

- Increased density and affordable housing choice in new land release areas.
- Variety of density housing around high amenity areas.

Theme

- Enable efficient residential growth options and range of affordable housing choices.
- Expansion in suitable locations.
- Housing choice.

Actions

- SG2 - Apply planning provisions to implement master planned residential development in Arcadia up to Burgmanns Lane and in future to the southwest up to Country Road, so the residential area is contained within a future Southern Bypass; and
- SG6 – Review the *Tamworth Regional Development Control Plan 2010* to improve the feasibility of affordable housing development and review current affordable housing strategies and ensure alignment with the NSW State planning policies and deliver more opportunities for affordable housing by incorporating provisions in growth management strategies and local plan.

This planning proposal gives effect to the directions endorsed by the LSPS.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

State Environmental Planning Policy	Applicable to Tamworth Regional LGA	Consistent	Comment
State Environmental Planning Policy (Aboriginal Land) 2019	No	-	-
State Environmental Planning Policy (Activation Precincts) 2020	No	-	-
State Environmental Planning Policy (Affordable Rental Housing) 2009	Yes	Consistent	Planning proposal is not contrary to SEPP provisions.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Yes	Consistent	Planning proposal is not contrary to SEPP provisions.
State Environmental Planning Policy (Coastal Management) 2018	No	-	-
State Environmental Planning Policy (Concurrences and Consents) 2018	Yes	Consistent	Planning proposal is not contrary to SEPP provisions.
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017	Yes	Consistent	Planning proposal is not contrary to SEPP provisions.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	Consistent	Planning proposal is not contrary to SEPP provisions.
State Environmental Planning Policy (Gosford City Centre) 2018	No	-	-
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Yes	Consistent	Planning proposal is not contrary to SEPP provisions.
State Environmental Planning Policy (Infrastructure) 2007	Yes	Consistent	Planning proposal is not contrary to SEPP provisions.
State Environmental Planning Policy (Koala Habitat Protection) 2020	Yes	Not Applicable to site	Planning proposal is not contrary to SEPP provisions. The site is not subject to the zones listed in the SEPP.
State Environmental Planning Policy (Koala Habitat Protection) 2021	Yes	Not Applicable to site	Planning proposal is not contrary to SEPP provisions. The site is not subject to the zones listed in the SEPP.
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	No	-	-

State Environmental Planning Policy (Kurnell Peninsula) 1989	No	-	-
State Environmental Planning Policy (Major Infrastructure Corridors) 2020	No	-	-
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	Yes	Consistent	Planning proposal is not contrary to SEPP provisions.
State Environmental Planning Policy No 19—Bushland in Urban Areas	No	-	-
State Environmental Planning Policy No 21—Caravan Parks	Yes	Consistent	Planning proposal is not contrary to SEPP provisions.
State Environmental Planning Policy No 33—Hazardous and Offensive Development	Yes	Consistent	Planning proposal is not contrary to SEPP provisions.
State Environmental Planning Policy No 36—Manufactured Home Estates	Yes	Consistent	Planning proposal is not contrary to SEPP provisions.
State Environmental Planning Policy No 47—Moore Park Showground	No	-	-
State Environmental Planning Policy No 50—Canal Estate Development	Yes	Consistent	Planning proposal is not contrary to SEPP provisions.
State Environmental Planning Policy No 55—Remediation of Land	Yes	Consistent	Planning proposal is not contrary to SEPP provisions. A contamination study was undertaken which supported the rezoning in 2017 of the land from a rural zone to the current residential and business zones. The study specifically addressed SEPP No.55 in a site suitability statement.
State Environmental Planning Policy No 64—Advertising and Signage	Yes	Consistent	Planning proposal is not contrary to SEPP provisions.
State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development	Yes	Consistent	Planning proposal is not contrary to SEPP provisions.
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	Yes	Consistent	Planning proposal is not contrary to SEPP provisions.
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	No	-	-

State Environmental Planning Policy (Primary Production and Rural Development) 2019	Yes	Not Applicable to site	-
State Environmental Planning Policy (State and Regional Development) 2011	Yes	Consistent	Planning proposal is not contrary to SEPP provisions.
State Environmental Planning Policy (State Significant Precincts) 2005	Yes	Not Applicable to site	-
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	No	-	-
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	No	-	-
State Environmental Planning Policy (Three Ports) 2013	No	-	-
State Environmental Planning Policy (Urban Renewal) 2010	No	-	-
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	Yes	Consistent	Planning proposal is not contrary to SEPP provisions.
State Environmental Planning Policy (Western Sydney Aerotropolis) 2020	No	-	-
State Environmental Planning Policy (Western Sydney Employment Area) 2009	No	-	-
State Environmental Planning Policy (Western Sydney Parklands) 2009	No	-	-

6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 Directions)?

Section 9.1 Ministerial Direction	Applicable	Consistent	Comment
1.0 Employment and Resources			
1.1 Business and Industrial Zones	Yes	Consistent	The subject site contains land zoned <i>B1 - Neighbourhood Centre</i> . The planning proposal proposes the relocation of the B1 zoned land. This will continue to encourage commercial development which will provide services to the residential subdivision. The objectives of this planning proposal are consistent with the Direction.

1.2 Rural Zones	Yes	Consistent	The subject land is zoned <i>R1 - General Residential</i> , <i>R2 - Low Density Residential</i> and <i>B1 - Neighbourhood Centre</i> and involves the adjustment of these existing zones within the subject lands.
1.3 Mining, Petroleum Production and Extractive Industries	Yes	Not Applicable	The planning proposal involves the adjustment of the existing zones within the subject lands. The planning proposal is not contrary to the objective of the Direction.
1.4 Oyster Aquaculture	Not Applicable	Not Applicable	Not Applicable
1.5 Rural Lands	Yes	Not Applicable	The planning proposal does not affect any rural or environmental zones listed in the Direction.
2.0 Environment and Heritage			
2.1 Environment Protection Zones	Yes	Consistent	This planning proposal is consistent with the objective of this Direction. The planning proposal will be accompanied by Flora and Fauna studies to ensure consistency with this Direction. Those areas containing significant vegetation will continue to be managed via development controls to ensure the environmental attributes are protected. See Attachment 6 .
2.2 Coastal Management	No	Not Applicable	Not Applicable
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.
2.4 Recreation Vehicle Areas	Yes	Not Applicable	This Direction does not affect the subject site.

2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	No	Not Applicable	Not Applicable
2.6 Remediation of Contaminated Land	Yes	Consistent	The subject site is not an investigation area within the meaning of the <i>Contaminated Land Management Act 1997</i> . A contamination study was undertaken which supported the rezoning in 2017 of the land from a rural zone to the current residential and business zones.
3.0 Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Yes	Consistent	The planning proposal provides for a range of residential development options.
3.2 Caravan Parks and Manufactured Home Estates	Yes	Consistent	Caravan Parks are permissible in <i>R1 - General Residential</i> zone. Caravan Parks are not permissible in the <i>R2 - Low Density Residential</i> or <i>B1 Neighbourhood Centre</i> zone. This planning proposal aims to retain and expand the <i>R1 - General Residential</i> zone which will provide opportunities for Caravan Parks on the subject lands.
3.3 (Revoked)	Not Applicable	Not Applicable	Not Applicable
3.4 Integrating Land Use and Transport	Yes	Consistent	The planning proposal will improve vehicle access, walking and cycling opportunities in the vicinity of the subject land when compared to the existing zoning and lot size regime. The planning proposal aims to increase density of development and housing choice via a detailed structure plan that has been undertaken in company with the Blueprint 100 process. Moreover, the Arcadia site is identified in the <i>New England North West Regional</i>

			<i>Plan 2036</i> as a future residential investigation area.
3.5 Development Near Regulated Airports and Defence Airfields	No	Not Applicable	This Direction does not affect the subject site.
3.6 Shooting Ranges	No	Not Applicable	This Direction does not affect the subject site.
3.7 Reduction in non-hosted short term rental accommodation period	No	Not Applicable	This Direction does not affect the Tamworth Regional LGA.
4.0 Hazard and Risk			
4.1 Acid Sulfate Soils	Yes	Not Applicable	This Direction does not affect the subject site.
4.2 Mine Subsidence and Unstable Land	No	Not Applicable	This Direction does not affect the subject site.
4.3 Flood Prone Land	Yes	Consistent	This planning proposal gives effect to the objectives and requirements of this Direction. A drainage strategy has been prepared for the entire site. The management of stormwater within Burkes Gully will be via a drainage corridor which will be identified within a Development Control Plan.
4.4 Planning for Bushfire Protection	Yes	Not Applicable	The subject land is not considered to be bushfire prone.
5.0 Regional Planning			
5.1 (Revoked)			
5.2 – 5.8 N/A	Not applicable to the Tamworth Regional Council LGA.		
5.9 North West Rail Link Corridor Strategy	No	Not Applicable	This Direction does not affect the subject site.
5.10 Implementation of Regional Plans	Yes	Consistent	This planning proposal is consistent with the aims and objectives of the <i>New England North West Regional Plan 2036</i> . This regional plan identifies the Arcadia precinct as a Future Residential Investigation Area.
5.11 Development of Aboriginal Land Council land	No	Not Applicable	This Direction is applicable only to the Central Coast LGA.

6.0 Local Plan Making

6.1 Approval and Referral Requirements	Yes	Consistent	The planning proposal is consistent with the requirements of this Direction.
6.2 Reserving Land for Public Purposes	Yes	Consistent	The planning proposal is consistent with the requirements of this Direction.
6.3 Site Specific Provisions	Yes	Consistent	The planning proposal does not introduce any site-specific provisions and is consistent with the requirements of this Direction.

7.0 Metropolitan Planning – N/A to the Tamworth Regional LGA

Section C: Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations 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 in 2017 in support of the planning proposal. It was determined that the proposed rezoning of the lands for residential purposes was unlikely to have any significant impact in relation to the *Environmental Protection and Biodiversity Conservation (EPBC) Act 1999* or *Threatened Species Conservation (TSC) Act 1995*. It was recommended that the proposed rezoning could progress without any further investigation into the ecology of the subject site provided that Council comply with the recommendations that were outlined in that report.

An additional report was subsequently prepared to further investigate the likely occurrence of critically endangered ecological communities on the Arcadia site. That report also concluded that the development is unlikely to significantly impact any listed threatened species or ecological communities. This was on the proviso that all development is restricted to previously cleared and/or modified land and that the mitigation recommendations outlined in the report are implemented.

Subsequent to the above referenced investigations new legislation pertaining to Biodiversity conservation has been introduced in NSW. The *Biodiversity Conservation Act 2016* came into force in August 2017. The legislative changes also included amendments to the *Local Land Services Act 2013* and *State Environmental Planning Policy (Vegetation in Non-Rural Areas)* also introduced in 2017. The land has continued to be used for traditional agricultural (grazing) practices since 2016/2017.

The existing *Arcadia and Bylong Road Precinct Development Control Plan* provisions include protection for environmentally sensitive areas within the subject lands. This planning proposal represents a reconfiguration of the already existing urban zones. The planning proposal is unlikely to affect critical habitat or threatened species, populations or ecological communities, or their habitats. Nonetheless, an environmental study will be undertaken as part of this planning proposal process to review the earlier studies in light of the new legislation. This updated study will form part of the materials made available during public exhibition. Refer to **Appendix 5 Flora and Fauna Addendum**.

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

Strategies for the management of drainage have been prepared in relation to the construction of the Arcadia Estate. The strategies make recommendations for the management of potential environmental impacts including the implementation of buffer areas on either side of the creek line to manage drainage, open space and environmental attributes.

9. Has the planning proposal adequately addressed any social and economic effects?

There are a range of positive economic and social benefits anticipated as a result of this planning proposal. These benefits are a consequence of the investment in and construction of the Arcadia Estate and the emphasis on future housing choice and quality urban design within its design.

There are no items of European heritage listed either on State or Local Heritage Registers for the Arcadia Estate.

There are sufficient education, health and community services available in Tamworth to cater for the future population of Arcadia. Similarly, there are sufficient emergency services provided in Tamworth city including a new major fire brigade station at the Longyard precinct.

Recent economic analysis has forecast the need for 5,000 – 7,500m² (GLA) of retail floor space for the Arcadia Estate over the next 20-25 years (*Tamworth Commercial Centres and Employment Lands Strategy*, Hill PDA, 2019). As a consequence, the proposed area of *B1 - Neighbourhood Centre* zone is to be increased under the provisions of the planning proposal. This zone will encompass the major transport and amenity spine that is the estate entry boulevard.

It should be noted that the *B1 - Neighbourhood Centre* zone provides opportunities for a wide range of uses including medium density residential, shoptop housing, community facilities and allied uses. These complementary uses are important to ensure a critical mass of activity within the retail space. The *B1 - Neighbourhood Centre* zone will provide an opportunity for a mix of uses that cater for a wide audience, thereby reducing its vulnerability within a changing retail environment.

The social advantages of improving housing diversity and housing choice is considered beneficial within a local and regional context.

The planning proposal has been created in alignment with Council's *Blueprint 100* strategy and as the result of additional investigations and workshops with the land owners and stakeholders to develop a structure plan which addresses housing diversity, stormwater management, road and subdivision design and dwelling density targets.

As such, the planning proposal will be aligned with a structure plan that will form the basis of development controls that will provide strategic direction and good design for the Arcadia Estate in regard to open space, green/grey infrastructure and public realm.

Well-designed green infrastructure helps to cool the urban environment, and promotes active living, health, and wellbeing. Green public spaces allow communities to gather and form meaningful connections with their neighbours (*Greener Places*, Government Architect, 2020). In addition, these spaces improve mental health, quality of life and childhood development, and reduces stress.

The planning proposal will allow for the provision of 7.5 hectares of open space within the subject site, embellished to district level parks. This is accordance with analysis undertaken of the existing development controls and development contributions plan that apply to the site.

Section D: State and Commonwealth Interests

10. Is there adequate public infrastructure for the planning proposal?

The Arcadia Estate is adequately serviced by NSW state roads and electricity supply and NBN. Reticulated natural gas is available to adjacent urban areas. An updated Traffic Impact Statement will be prepared and supplied that considers impacts on adjoining road networks including state roads.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Consultation with the public authorities will be undertaken in accordance with the Gateway Determination.

Part 4: Mapping

The planning proposal will amend the existing *Tamworth Regional Local Environmental Plan 2010* maps:

- Land Zoning Map
- Lot Size Map
- Floor Space Ratio Map

The planning proposal will amend the *Tamworth Regional Local Environmental Plan 2010* to include the following map:

- Dwelling Density Map (10 dwellings / ha)
- Restricted Lot Yield Map (2,350 dwellings total)

The maps indicating the amendments to *Tamworth Regional Local Environmental Plan 2010* are **attached, see Appendix 2 – LEP Maps**.

Part 5: Community Consultation

Extensive community consultation was undertaken in 2019/2020 as part of the formulation of the Blueprint 100 strategies, which includes the *Tamworth Regional LSPS 2020*. The recommendations of Blueprint 100 specifically identified precinct planning and amendment of planning provisions for Arcadia. This is given effect by this planning proposal.

Community consultation will be undertaken in accordance with the requirements of the Gateway Determination. It is anticipated that this would include:

- Publication of this planning proposal on Tamworth Regional Council website for a minimum of 28 days.
- Notification via email and letter to land owners within and adjoining the subject lands as far as is practicable.
- The display of materials relation to the planning proposal will be provided in Council offices, taking into account any restrictions relating to COVID-19 applicable at the time.

Part 6: Project Timeline

PLAN MAKING STEP		ESTIMATED COMPLETION
Anticipated date of Gateway Determination		16 July 2021
Completion of required technical information		30 July 2021
Government agency consultation as required by Gateway Determination		30 July – 10 September 2021 (subject to DPIE process)
Public exhibition period		October/November 2021
Public hearing		N/A
Consideration of submissions		November/December 2021
Consideration of proposal post exhibition		December 2021 – January 2022
Submission to the Department to finalise the LEP		March 2022