

PLANNING PROPOSAL

Tamworth Regional Local Environmental Plan (TRLEP) 2010

New Opportunities West (NOW) - Planning Proposal **Amendment of Zoning, Lot Size and Classification of lands within West Tamworth, NSW.**

Introduction

The planning proposal is an outcome of the initiative between NSW Housing and Tamworth Regional Council to implement the *Coledale Revitalisation Strategy*. The strategy is an overarching framework of the number of actions for the revitalisation of the Coledale public housing estate in West Tamworth. The formulation of the *Coledale Master Plan* was a recommended action to be implemented under the revitalisation program.

The *Coledale Master Plan* suggests a number of redevelopment opportunities to occur on underutilised public open space areas (redundant parklands) and on undeveloped vacant lands. The redevelopment opportunities have been explored with the intention to increase greater accessibility to the area with improved road infrastructure and development of sites for affordable housing for low to moderate income earners.

Part 1 – Objectives or Intended Outcomes

The objective of this proposal is to rezone lands within the Coledale area in West Tamworth to allow for future infrastructure and residential development. The lands identified to be rezoned aim to encourage the development of undeveloped sites with a subdivision pattern of roads and allotments to connect into the existing road network and urban fabric.

(Refer to **Attachment 1** – Site Identification Map).

The proposal also aims to encourage new development typologies for an integrated neighbourhood with redevelopment opportunities in site consolidation for higher density residential, neighbourhood and community land uses.

Rezoning is required for the development of sites zoned *RU4 – Primary Production Small Lots* to be rezoned to *R1 – General Residential* and also zone some existing *R1 – General Residential* and *RE1 – Public Recreation* land to *B1 - Neighbourhood Centre* to allow for a variety of neighbourhood services. This proposed rezoning corresponds to proposed amendments to lot size provisions affecting some of the subject lands.

Centenary Park has been identified as the location for a new Youth Centre, ('Youth Space'), including the extension of Cossa Street through Centenary Park to utilise the northern portion of the park for the proposed Youth Space. Lot 126 DP 811981 and Lot 158 DP 237268 (Centenary Park) will be required to be reclassified from Community to Operational land. This will require the amendment of Schedule 4 – Classification and reclassification of public land of the *Tamworth Regional Local Environmental Plan (TRLEP) 2010*.

This proposal is supported by the strategic planning led by Housing NSW and Tamworth Regional Council (TRC) for the urban renewal and revitalisation outlined in the *Coledale Revitalisation Strategy* and *Coledale Master Plan* which forms the basis of the planning proposal to amend the *TRLEP 2010*.

The *NOW* project has been allocated funding from the Federal Government Building Better Regional Cities (BBRC) program to progress with the first stage of the adopted master plan.

Part 2 – Explanation of Provisions

There are a number of changes required to meet the proposed outcomes of the BBRC funding initiatives. This includes the rezoning and amendment of lot size provisions for a number of identified lands and reclassification of public land from Community to Operational.

The affected lots are listed below and shown at **Attachment 1 – Site Identification Map**.

Street address	Lot & DP	Current zoning
126-178 Green Street	Lot 47 DP 549543	<i>RU4 – Primary Production Small Lots</i>
38-124 Green Street	Part-Lot 21 DP 238440	<i>RU4 – Primary Production Small Lots</i>
43A Bourne Street	Lot 158 DP 237268	<i>RE1 – Public Recreation</i>
6 Hamilton Court	Lot 126 DP 811981	<i>RE1 – Public Recreation</i>
26 Sussex Street	Lot 154 DP 237268	<i>R1 – General Residential</i>
28 Sussex Street	Lot 155 DP 237268	<i>R1 – General Residential</i>
30 Sussex Street	Lot 156 DP 237268	<i>R1 – General Residential</i>
32 Sussex Street	Lot 157 DP 237268	<i>R1 – General Residential</i>
90 Gunnedah Road	Lot 20 DP 566707 Lot 25 DP 1087663 Lot 11 DP 801460	<i>RU4 - Primary Production Small Lots</i>

Proposed Changes to Zoning

1. Change of zone from *RU4 – Primary Production Small Lots* to *R1 – General Residential* to enable residential development to occur on these lands.

(Refer to **Attachment 2 – Proposed Land Zoning**)

The lots affected include:

Land Use	Street address	Lot & DP	Current zoning	Proposed zone
Vacant Land	126-178 Green Street West Tamworth	Lot 47 DP 549543	<i>RU4 – Primary Production Small Lots</i>	<i>R1 – General Residential</i>
Vacant Land	38-124 Green Street West Tamworth	Part-Lot 21 DP 238440	<i>RU4 – Primary Production Small Lots</i>	<i>R1 – General Residential</i>

2. Change of zone from *RE1 - Public Recreation* and *R1 – General Residential* to *B1 - Neighbourhood Centre* to enable a range of small-scale retail, business and community uses that will service the needs of those who reside within the area.

(Refer to **Attachment 2** – Land Zoning Map).

The lots affected include:

Land Use	Street address	Lot & DP	Current zoning	Proposed zone
Public Park	6 Hamilton Court	Lot 126 DP 811981	<i>RE1 – Public Recreation</i>	<i>B1 - Neighbourhood Centre</i>
Public Park	43A Bourne Street	Part-Lot 158 DP 237268	<i>RE1 – Public Recreation</i>	<i>B1 - Neighbourhood Centre</i>
Dwelling	32 Sussex Street	Lot 157 DP 237268	<i>R1 – General Residential</i>	<i>B1 - Neighbourhood Centre</i>
Dwelling	30 Sussex Street	Lot 156 DP 237268	<i>R1 – General Residential</i>	<i>B1 - Neighbourhood Centre</i>
Vacant Land	28 Sussex Street	Lot 155 DP 237268	<i>R1 – General Residential</i>	<i>B1 - Neighbourhood Centre</i>
Vacant Land	26 Sussex Street	Lot 154 DP 237268	<i>R1 – General Residential</i>	<i>B1 - Neighbourhood Centre</i>

Proposed Changes to Minimum Lot Size (MLS)

(Refer to **Attachment 3** – Lot Size Map).

Address	Lot and DP	Current MLS	Proposed MLS
90 Gunnedah Road	Part-Lot 25 DP 1087663	40 hectares	5 hectares
90 Gunnedah Road	Part-Lot 25 DP 1087663	40 hectares	20 hectares
90 Gunnedah Road	Lot 11 DP 801460	40 hectares	5 hectares
90 Gunnedah Road	Lot 20 DP 566707	40 hectares	20 hectares
126-178 Green Street	Lot 47 DP 549543	40 hectares	600 m ²
38-124 Green Street	Part-Lot 21 DP 238440	40 hectares	600 m ²

Reclassification of public lands from having a Community interest to an Operational interest.

Those lots required to be **reclassified** include:

Land Use	Street address	Lot & DP	Current zoning
Public Park	6 Hamilton Court	Lot 126 DP 811981	RE1 – Public Recreation
Public Park	43A Bourne Street	Lot 158 DP 237268	RE1 – Public Recreation

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 *Coledale Revitalisation Strategy* and *Coledale Urban Renewal Master Plan 2011*.

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 uses recommended by the *Coledale Urban Renewal Master Plan 2011*.

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 **Attachment 4** for the analysis of the net community benefit.

Consequently, it is considered that the resultant community benefit significantly outweighs the administrative cost of implementing the proposal.

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 affordable housing in the Tamworth Region and improving transport and accessibility.

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

Tamworth Regional Council is not subject to 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 RDS*, as noted above. The proposal is also consistent with Tamworth Regional Council's *Community Strategic Plan Keychange 2022*.

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

Refer to **Attachment 5**.

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

Refer to **Attachment 6**.

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 was undertaken to determine the likelihood of threatened species, critical habitats and migratory species potentially located with the areas affected by the planning proposal.

It was confirmed through this process that the proposed works were not expected to impact on any Environment Protection and Biodiversity Conservation (EPBC) Act 1999 listed fauna species, communities or populations. Consequently, no key threatening processes to fauna are identified resulting from the proposal.

It was also confirmed that no flora species listed as threatened under the NSW Threatened Species Conservation Act 2003, Environmental Protection and Biodiversity Conservation (EPBC) Act 1999, Critical Habitat under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999, or EPBC listed flora species, communities or national areas of significance would be impacted from the proposal

State Environmental Planning Policy (SEPP) 44 – Koala Habitat Protection does not apply to the TRC local government area. Nonetheless, it was established that those sites assessed did not possess potential Koala habitat under as no forested areas were found to be present.

As a result, no key threatening processes are relevant to flora impacts resulting from the 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 number of studies and assessments have been undertaken or are underway to determine any additional impacts or issues that may be applicable to the planning proposal. These include:

- Preliminary Site Contamination Investigation
- Flood Investigation
- Archaeological Analysis

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

Physical and social problems are often interrelated, particularly in public housing estates. The planning proposal will aim to encourage development on vacant lands and underutilised sites to suit a variety of users, household sizes and family types. The objective is to create linkages for improved access and connectivity to and within the suburb to improve access to services and employment.

The proposal will contribute toward the building of positive image for the Coledale locality with the implementation of urban design improvements, higher quality pedestrian and residential amenity. It is aimed to initiate the sale of vacant land and social housing stock to increase the number of affordable housing properties available to create a more varied social mix and diversity in community.

It is designed to increase home ownership within low to moderate income groups and Indigenous Australians through the sale of affordable residential properties and provide appropriately zoned lands to accommodate neighbourhood services and facilities including a small scale commercial/retail area and Youth Centre to engage youth in activities that will develop potential and increase opportunities.

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 the subject lands will provide for the increase in the demand for public infrastructure.

The Federal BBRC funding targets the provision of infrastructure to stimulate activity and to cater for resulting increases on demand for public infrastructure in the Coledale locality.

D2. What are the views of State and Commonwealth Public Authorities consulted in accordance with gateway determination, and have they resulted in any variations to the planning proposal.

As part of the planning process for the *TRLEP 2010*, Council implemented an extensive consultation process with a range of government agencies through the Section 62 process.

Council has worked closely with both the NSW State Government and Federal Government on the initiative to revitalise Coledale which has ultimately led to the submission of this planning proposal. The support of the Federal Government via the \$10.7 million BBRC funding grant has been instrumental in moving forward with the project. A Strategic Partnership Agreement (Memorandum of Understanding) was executed between Council and Housing NSW in 2010 to coordinate the strategic planning for the Coledale area.

Consultation has been undertaken with the NSW Roads and Maritime Services and NSW Department of Education and Communities and further agency consultation is planned in accordance with the prescriptions a Gateway determination.

Part 4 – Mapping

Refer to attached mapping.

Part 5 – Community Consultation

An extensive amount of community consultation has been conducted with regard to the *NOW* initiative. This includes not only the exhibition process for the adoption of the master plan in 2011, but also the extensive publicity and consultation when Council was awarded the Building Better Regional Cities Funding from the Federal Government and the promotion of this project to the local community and region as a whole. Community Consultation is continually being conducted as a component of the *NOW* project and will continue throughout the progression of each of the project's stages and milestones.

Council, in accordance with the requirements of a Gateway determination and the NSW Department of Planning's *Guidelines to Preparing LEP's*, 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)	Late January 2013.
Anticipated timeframe for the completion of technical information	To be determined by the DoP&I Early March 2013 - receipt of flood study.
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	Ongoing due the <i>NOW</i> project being funded by the Federal Government's Building Better Regional Cities (BBRC) program.
Commencement and completion dates for public exhibition period	February/March 2013
Dates for public hearing (if required)	Early April 2013
Timeframe for consideration of submissions	2 weeks
Timeframe for the consideration of a proposal post exhibition	2 weeks
Date of submission to department to finalise LEP	Early April 2013
Anticipated date RPA will make the plan (if delegated)	May 2013
Anticipated date RPA will forward to the department for notification	May 2013

NOTE: The timeline as outlined above is in context with the milestones and timelines that have been specified for the *NOW* Program under the Building Better Regional Cities (BBRC) funding initiative. The construction of the proposed Youth Centre in "Centenary Park" has been recommended to commence on 1 July 2013. Completion of the planning proposal should occur prior to the development stages as stipulated by the program.

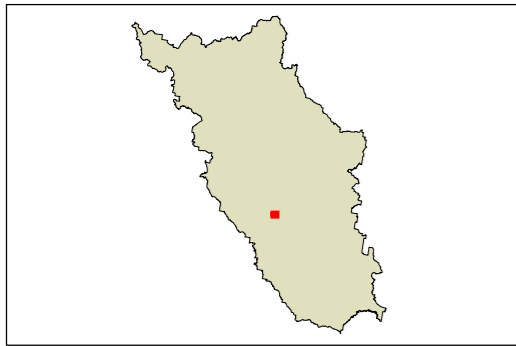


Attachment 1

New Opportunities West
Planning Proposal
West Tamworth
Site Identification Map

Planning Proposal

Subject Land

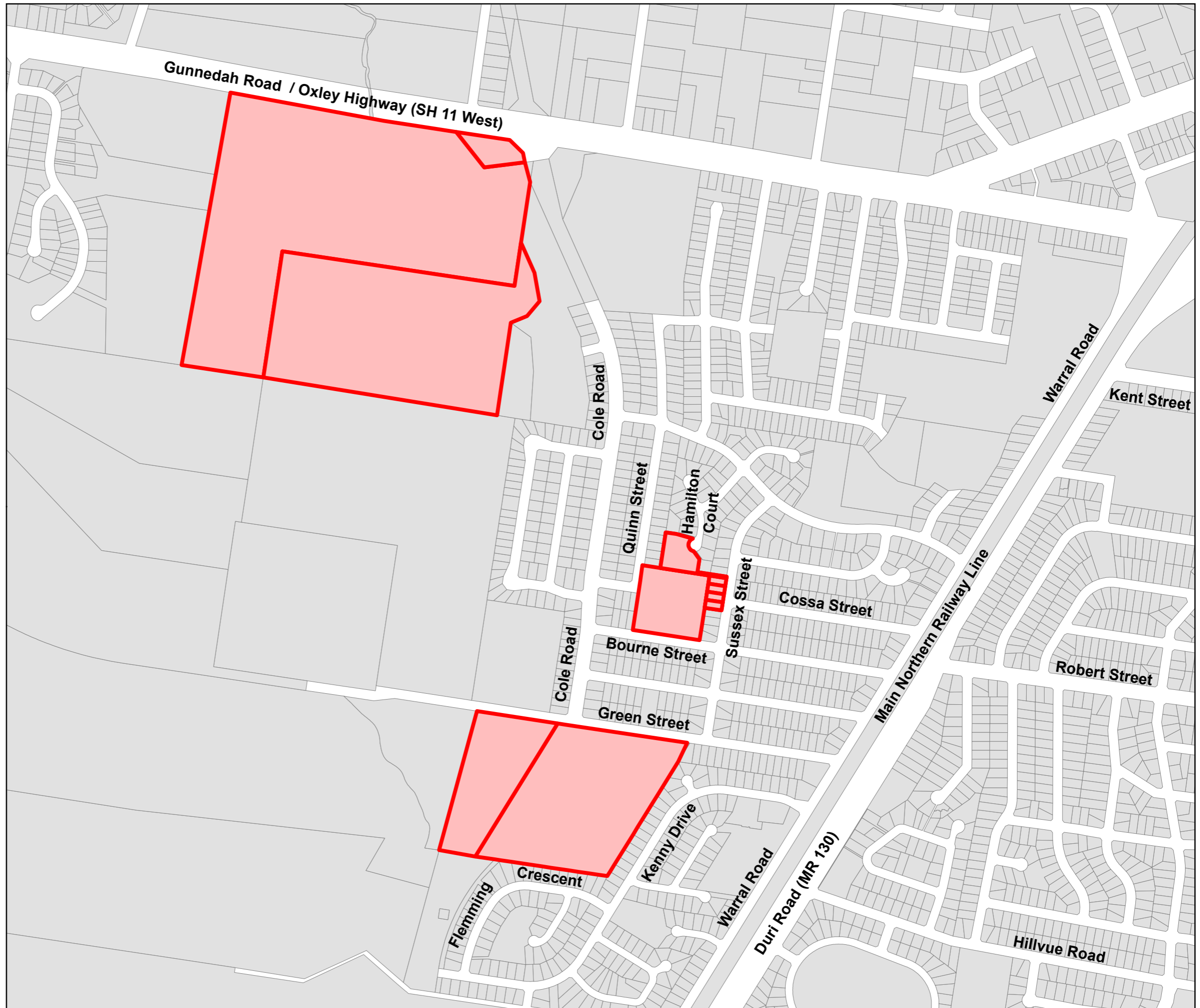


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Scale 1:7500@ A3

Projection: GDA 1994
Zone 56

Map Identification Number



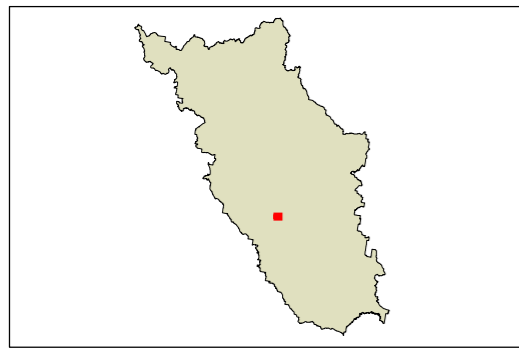
Attachment 2

**New Opportunities West
Planning Proposal
West Tamworth
Land Zoning Map**

- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B3 Commercial Core
 - B4 Mixed Use
 - B5 Business Development
 - B7 Business Park
 - E1 National Parks and Nature Reserves
 - E2 Environmental Conservation
 - E3 Environmental Management
 - IN1 General Industrial
 - IN3 Heavy Industrial
 - R1 General Residential
 - R2 Low Density Residential
 - R5 Large Lot Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - RU1 Primary Production
 - RU3 Forestry
 - RU4 Rural Small Holdings
 - RU5 Village
 - RU6 Transition
 - SP1 Special Activities
 - SP2 Infrastructure
 - SP3 Tourist

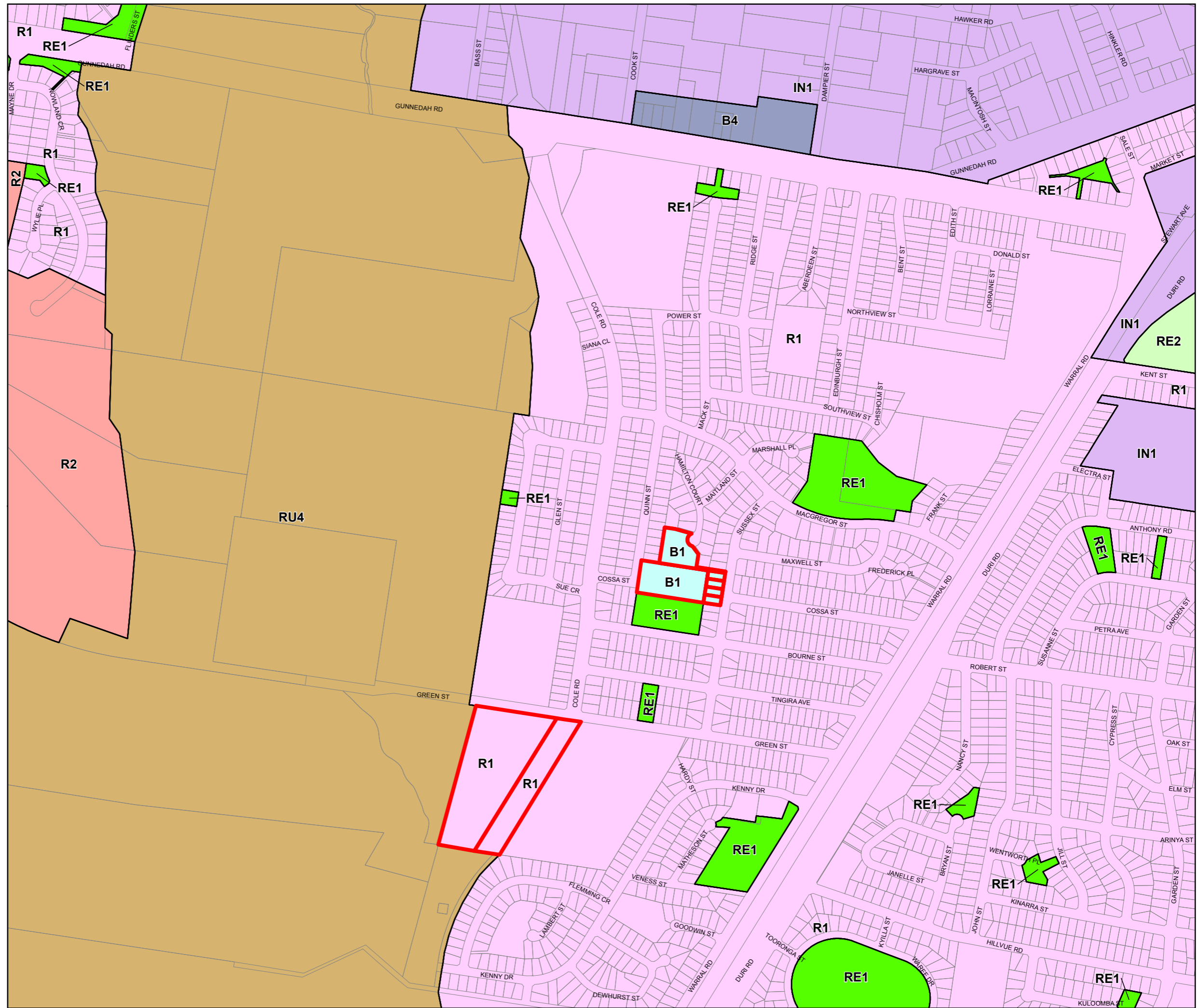
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 Base Data 21/06/2011 © NSW LPMA

- Planning Proposal**
- B1 Subject Land
 - R1 Subject Land



0 0.05 0.1 0.15 Km
 Scale 1:7500 @ A3

Projection: GDA 1994
 Zone 56
 Map Identification Number



Attachment 3

**New Opportunities West
 Planning Proposal
 West Tamworth
 Lot Size Map**

Minimum Lot Size (sq m)

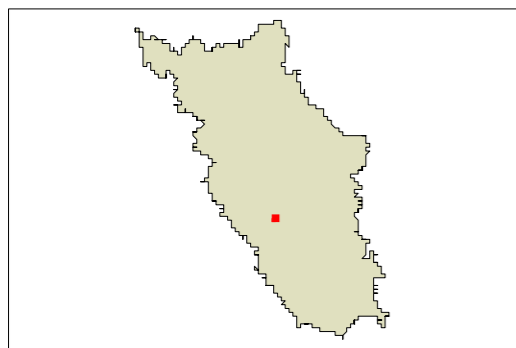
M	60.0m ²
U	100.0m ²
V	200.0m ²
W	400.0m ²
Y	1 ha
Z	2 ha
AA1	5 ha
AA2	9.9 ha
AB1	20 ha
AB2	40 ha
AD	100 ha
AF	400 ha
AH	800 ha

Cadastre

Base Data 20/06/2011 © NSW LP MA

Planning Proposal

M	Subject Land
AA1	Subject Land
AB1	Subject Land

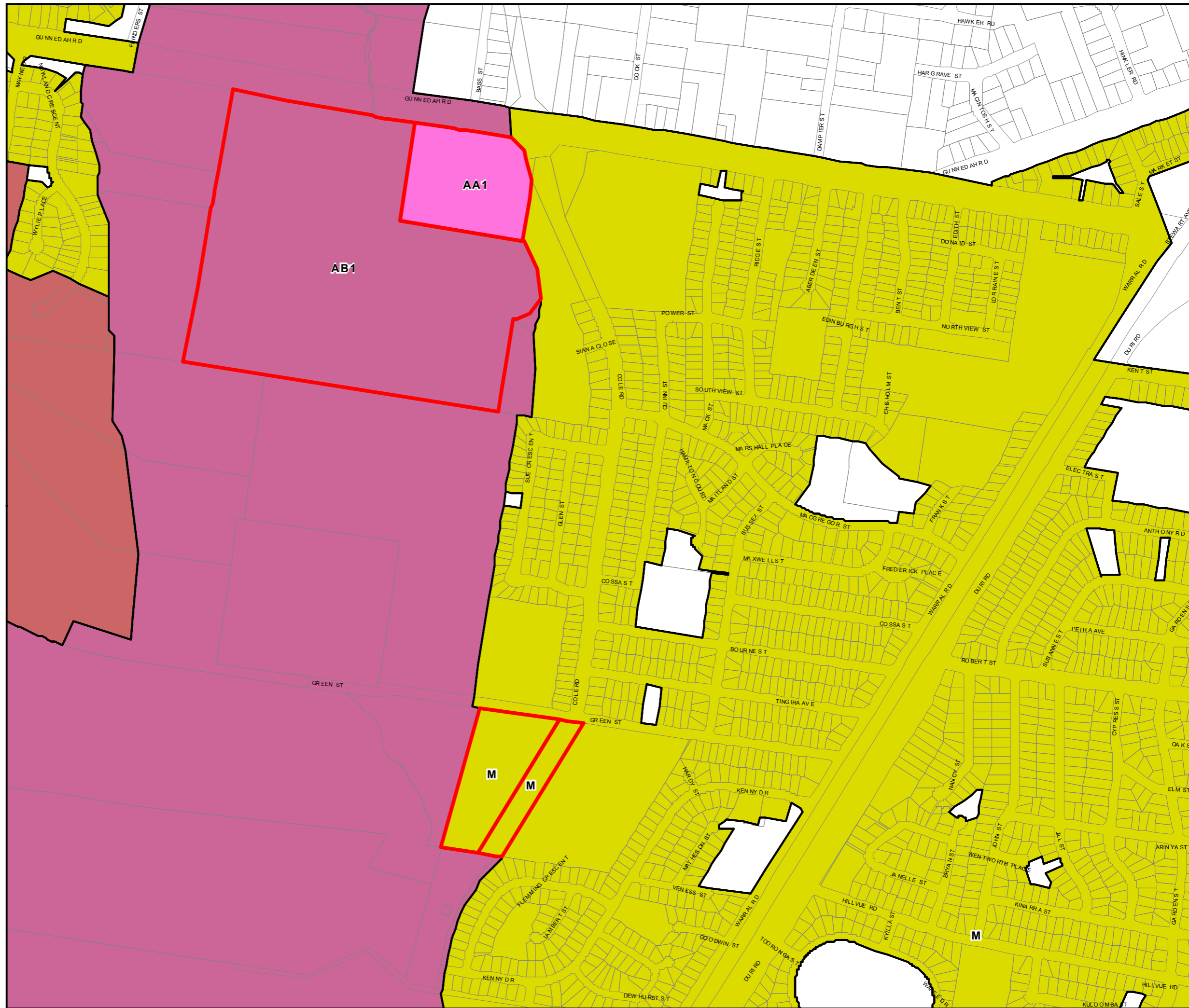


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Projection: GDA 1994
 Zone 56

Map Identification Number



**ATTACHMENT 4 – ANALYSIS OF NET COMMUNITY BENEFIT CRITERIA
NEW OPPORTUNITIES WEST (NOW) - PLANNING PROPOSAL**

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS		
	BASE CASE – CURRENT SITUATION (or COMMENT)	PLANNING PROPOSAL	COMMUNITY BENEFIT PER CRITERIA
<p>Is the planning proposal compatible with agreed State and regional strategic direction for development in the area?</p> <p>YES</p>	<p>The proposal is compatible with <i>NSW Housing’s Coledale Revitalisation Strategy</i>. The <i>Coledale Master Plan</i> is identified under the strategy as an action plan. The master plan recommends the rezoning of lands to increase amenity within the area and provide affordable housing options.</p>	<p>The planning proposal will increase the availability of residential lots for future affordable housing development and allow for improved traffic access and movement within the area. A neighbourhood business centre for commercial purposes and Youth Centre is provided for to engage young people within the locality and more generally in the Tamworth City.</p>	<p>NSW Housing is working in partnership with Tamworth Regional Council to enhance the identity of the Coledale area through improved infrastructure to provide affordable housing options and provide services including commercial premises and a Youth Centre.</p> <p>Additional benefits may include improved traffic and public/community transport access, increased home ownership within low income groups and building strong social cohesion within the local community.</p> <p>A significant net community benefit is identified relative to this criterion.</p>
<p>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?</p> <p>NO</p>	<p>Not located in any of these specified areas.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>

**ATTACHMENT 4 – ANALYSIS OF NET COMMUNITY BENEFIT CRITERIA
NEW OPPORTUNITIES WEST (NOW) - PLANNING PROPOSAL**

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS		
	BASE CASE – CURRENT SITUATION (or COMMENT)	PLANNING PROPOSAL	COMMUNITY BENEFIT PER CRITERIA
<p>Is the proposal likely to create a precedent or create or change the expectations of the landowner or other landholders?</p> <p>YES</p>	<p>Rezoning will change the expectations of land owners from a rural use to residential potential and for others, public recreation and residential use to a small scale commercial potential.</p> <p>The public recreation area known as Centenary Park is classified as Community land. To accommodate the new use and zoning the land is required to be reclassified to Operational land.</p> <p>The Coledale area does not currently support a small scale commercial area or youth facilities.</p> <p>Lands that are currently zoned rural will be rezoned to residential to accommodate the extension of a main arterial road, Cole Road.</p> <p>The current facilities provided by the Coledale Community Centre do not service the youth and nominated activities in the locality to a desirable level.</p>	<p>The zoning of land from <i>RU4 - Primary Production Small Lots</i> to <i>R1 – General Residential</i> and amendment of lot size provisions will allow additional land to be subdivided into 600m² lots for the development of affordable housing.</p> <p>The Reclassification of land from Community to Operational will allow for the development of a Youth Space. Rezoning of <i>R1 – General Residential</i> and <i>RE1 - Public Recreational land</i> to <i>B1 - Neighbourhood Centre</i> will allow for commercial uses and youth facilities and services.</p> <p>Rezoning of <i>RU4 – Primary Production Small Lots</i> to <i>R1 – General Residential</i> will facilitate the extension of Cole Road north to Gunnedah Road and south to Flemming Crescent to allow for improved traffic access and flow.</p> <p>These proposals will increase the expectations of the subject lands and those generally in the Coledale locality in a positive manner.</p>	<p>Benefits identified include potential increase in housing type and availability and increased home ownership within low to moderate income groups and Indigenous Australians through sale of affordable residential properties.</p> <p>The Reclassification and rezoning of Centenary Park will permit the development of a Youth Space to provide facilities and services to the youth of the Tamworth Region. The centre would provide a safe and supportive environment for the youth to develop their potential, increase opportunities and create positive networks within the community.</p> <p>A significant net community benefit is identified relative to this criterion.</p>

**ATTACHMENT 4 – ANALYSIS OF NET COMMUNITY BENEFIT CRITERIA
NEW OPPORTUNITIES WEST (NOW) - PLANNING PROPOSAL**

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS		
	BASE CASE – CURRENT SITUATION (or COMMENT)	PLANNING PROPOSAL	COMMUNITY BENEFIT PER CRITERIA
<p>Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?</p> <p>N/A</p>	<p>No spot rezoning proposals have been considered or implemented in the locality.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>
<p>Will the planning proposal facilitate a permanent employment generating activity?</p> <p>YES</p>	<p>The current land uses do not support any employment generating activities. Those lands to be rezoned include vacant lands, parklands (public recreation) and two (2) lots residential lots supporting dwellings.</p>	<p>The Youth Space will provide for the permanent employment of staff to operate the facility and associated services.</p> <p>Rezoning of <i>R1 – General Residential</i> land to <i>B1 - Neighbourhood Centre</i> will allow for commercial uses within the locality and subsequently generate permanent employment.</p> <p>The rezoning of land from <i>RU4 - Primary Production Small Lots</i> to <i>R1 – General Residential</i> will allow for future employment in the construction industry regarding affordable housing and associated infrastructure including roads and utilities and the ongoing maintenance of this public infrastructure.</p>	<p>Investment in the construction of Youth Centre will provide an opportunity to provide permanent and part time employment in a range of trades and professions as the centre will eventually provide number of services to the local community.</p> <p>A Neighbourhood Centre will allow for commercial land uses and provide employment in business and retail operations.</p> <p>A significant net community benefit is identified relative to this criterion.</p>

**ATTACHMENT 4 – ANALYSIS OF NET COMMUNITY BENEFIT CRITERIA
NEW OPPORTUNITIES WEST (NOW) - PLANNING PROPOSAL**

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS		
	BASE CASE – CURRENT SITUATION (or COMMENT)	PLANNING PROPOSAL	COMMUNITY BENEFIT PER CRITERIA
<p>Will the planning proposal impact upon the supply of residential land and therefore housing supply and affordability?</p> <p>YES</p>	<p>The lands to the south within the identified area are currently zoned <i>RU4 - Primary Production Small Lots</i> and have the potential to be rezoned to <i>R1 – General Residential</i> to increase the number of housing allotments for affordable housing.</p>	<p>The lands zoned <i>RU4 - Primary Production Small Lots</i> are proposed to be rezoned to <i>R1 – General Residential</i> to enable the land to be subdivided into 600m² lots to provide and increase in affordable housing blocks.</p>	<p>The potential subdivision of lots will provide for new affordable housing alternatives for essential workers within the Tamworth Region.</p> <p>The project will facilitate the effective delivery of new affordable housing and affordable rental housing within the Coledale area.</p> <p>A significant net community benefit is identified relative to this criterion.</p>
<p>Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site?</p> <p>Is public transport currently available or is there infrastructure capacity to support future public transport?</p>	<p>The area is currently serviced by a network of roads. Two (2) primary roads connect with Cole Road to the west. These include McGregor Street and Green Street.</p> <p>There is currently some public and community transport serving the area. The existing road network supports the current transport system. There is capacity to improve the current infrastructure and public transport service with regard to public buses and community</p>	<p>The extension of Cole Road will provide a new link into Coledale from the Oxley Highway (Gunnedah Road), improving the access to the Coledale area. The southern linkage of Cole Road to Flemming Crescent will provide a greater distribution of vehicles through the roads and reduce vehicle numbers on certain roads.</p> <p>An increase in overall traffic volumes resulting from proposed residential development will be spread over a number of roads</p>	<p>The investment in road infrastructure will improve permeability, legibility and connectivity with the creation of a more connected network of through roads and linkages within the precincts and from surrounding areas.</p> <p>This improvement will promote better future public and community transport to increase access to services and employment.</p> <p>Opening of road infrastructure will allow for a better flow of</p>

**ATTACHMENT 4 – ANALYSIS OF NET COMMUNITY BENEFIT CRITERIA
NEW OPPORTUNITIES WEST (NOW) - PLANNING PROPOSAL**

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS		
	BASE CASE – CURRENT SITUATION (or COMMENT)	PLANNING PROPOSAL	COMMUNITY BENEFIT PER CRITERIA
	<p>transport.</p> <p>Transport is currently a barrier for the youth of the area accessing services outside of Coledale. The absence of adequate public transport and lack of private transport emphasises the value of a Youth Centre to address this type of problem.</p> <p>Car ownership within the southern precinct of Coledale is low. This creates an isolated residential area located a distance from services, facilities, employment opportunities and the Tamworth CBD . The area has poor access options and buses are the principal means of public transport.</p>	<p>within the area including the extension of Cossa Street so that pressures on individual roads will be lowered.</p> <p>The extension of Cole Road in both a northern and southern direction will allow for greater access for both private vehicles and public transport systems.</p> <p>The construction of Cole Road will open up vacant land to the south of the Coledale area to service for future residential lots.</p> <p>The extension of Cossa Street to Quinn Street will provide a formal pedestrian way through Centenary Park and increase access to the proposed Youth Centre.</p>	<p>traffic within the locality and providing access to the area.</p> <p>A significant net community benefit is identified relative to this criterion.</p>
<p>Will the proposal result in changes to the car distances travelled by customers, employees and suppliers?</p> <p>YES</p> <p>If so, what are the likely impacts</p>	<p>Currently, residents are required to travel to South Tamworth or the Central Business District to access retail and commercial areas, and the existing youth centre on Peel Street.</p> <p>The distances travelled for these</p>	<p>The increase in residential lots and the development of a proposed Youth Space will generate additional vehicles entering into the area. Greater traffic access and movement will allow for future public transport services.</p>	<p>The provision of a Youth Space will engage the youth within the Coledale area and the neighbourhood commercial area have the potential to reduce car distances travelled by customers and thereby mitigate greenhouse gas emissions.</p>

**ATTACHMENT 4 – ANALYSIS OF NET COMMUNITY BENEFIT CRITERIA
NEW OPPORTUNITIES WEST (NOW) - PLANNING PROPOSAL**

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS		
	BASE CASE – CURRENT SITUATION (or COMMENT)	PLANNING PROPOSAL	COMMUNITY BENEFIT PER CRITERIA
in terms of greenhouse gas emissions, operating costs and road safety?	facilities and services would increase greenhouse gas emissions, operating costs and potentially compromise road safety.	The development of a youth facility and neighbourhood commercial area would reduce the need for travel to South Tamworth and the CBD area to access services.	A significant net community benefit is identified relative to this criterion.
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?	Tamworth Regional Council received Federal Government Funding of \$10.7 million through the Building Better Regional Cities (BBRC) program. The funding was initially allocated to the proposed changes as detailed in this planning proposal in accordance with the terms of the funding application process in 2011.	The planning proposal will allow for the BBRC funding to be invested in the extension of Cole Road, the subdivision and servicing of proposed and existing residential lots for the development of affordable housing, and the construction of a Youth Space in Centenary Park. No existing significant government infrastructure will be detrimentally affected by the proposal.	The local community will benefit through an increase of affordable housing options. The proposed Youth Centre aims to improve opportunities for young people within the Tamworth Region. Benefits also accrue via the introduction of a greater mix of public, social and private housing and greater transport access and movement through the extension of Cole Road and Cossa Street. A significant net community benefit is identified relative to this criterion.
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	The area to the west of the identified lands contains wetlands and a flood plain associated with Timbumburri Creek.	As a component of the proposal a Flora and Fauna Assessment was undertaken to determine the likelihood of threatened species, critical habitats and migratory species potentially located within	No key threatening processes are identified relevant to fauna and flora resulting from the proposal. The flood study to determine the

**ATTACHMENT 4 – ANALYSIS OF NET COMMUNITY BENEFIT CRITERIA
NEW OPPORTUNITIES WEST (NOW) - PLANNING PROPOSAL**

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS		
	BASE CASE – CURRENT SITUATION (or COMMENT)	PLANNING PROPOSAL	COMMUNITY BENEFIT PER CRITERIA
land constrained by environmental factors? YES		<p>the areas affected by the planning proposal. The finding was that no key threatening processes are identified relevant to fauna and flora impacts resulting from the proposal.</p> <p>A flood study is underway to determine the location of the 1:100 ARI + 0.5m Flood Planning Level and other overland flow characteristics.</p>	location of the 1:100 ARI + 0.5m Flood Planning Level and other overland flow characteristics will inform residential and infrastructure development in the locality.
<p>Will the LEP be compatible or complementary with surrounding land uses? What is the impact on amenity in the location and wider community?</p> <p>Will the public domain improve?</p> <p>YES</p>	<p>The current land uses surrounding those lots to be rezoned are currently residential. There is currently land zoned <i>RU4 - Primary Production Small Lots</i> that have the potential to be rezoned and developed for residential purposes. There is also a public recreational area consisting of two lots. A Youth Space site has been identified for the northern lot. There are no commercial premises within this locality. The current layout of roads does not allow traffic to move effectively from the east to the western side of the locality.</p>	<p>The rezoning will increase residential lots to provide a variety of housing. New roads will be developed through some affected lots that are not in private ownership. A Youth Space and Neighbourhood Centre will be established as a result of rezoning lands from <i>RE1</i> to <i>B1</i>.</p> <p>These proposed developments are compatible and complementary to the existing land uses. The public domain would be positively affected the prospective road/street and Youth Centre development.</p>	<p>The public domain will be improved through the rezoning to include a improved traffic movement, a neighbourhood centre that will feature a Youth Space and an increase in residential lots to allow for essential workers to locate in an affordable area of Tamworth.</p> <p>A significant net community benefit is identified relative to this criterion.</p>

**ATTACHMENT 4 – ANALYSIS OF NET COMMUNITY BENEFIT CRITERIA
NEW OPPORTUNITIES WEST (NOW) - PLANNING PROPOSAL**

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS		
	BASE CASE – CURRENT SITUATION (or COMMENT)	PLANNING PROPOSAL	COMMUNITY BENEFIT PER CRITERIA
<p>Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?</p> <p>YES</p>	<p>There is currently no neighbourhood centre including commercial zoned land in Coledale.</p>	<p>The proposal will provide an opportunity for local commercial premises to locate and service this locality by the rezoning of residential land in Sussex Street and Bourne Street to <i>B1 – Neighbourhood Centre</i>.</p>	<p>A net community benefit will be gained with the introduction of retail premises into this area of West Tamworth that currently do not exist.</p> <p>A significant net community benefit is identified relative to this criterion.</p>
<p>If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?</p> <p>N/A</p>	<p>The proposal affects a number of lands within the Coledale area. As this is an existing residential area in the City of Tamworth it is not considered that a centre would develop. Rather, it would be an improved residential location supported by better essential services.</p>	<p>Not Applicable</p>	<p>No Applicable</p>
<p>What are the public interest reasons for preparing the draft plan?</p> <p>What are the implications of not proceeding at that time?</p>	<p>Tamworth Regional Council has been allocated funding of \$10.7 million under the Federal Government's Building Better Regional Cities program. The application for funding outlined the proposed changes as per this Planning Proposal.</p> <p>There is currently an increasing demand for affordable housing within the Tamworth Region. The allocation of Federal</p>	<p>The proposal aims to integrate community based partnerships and community engagement with redevelopment initiatives, and work with the community to invest in the locality to address the local social and public domain issues.</p> <p>This physical renewal strategy is a combined approach with community participation and engagement, job creation and</p>	<p>There is need to foster and build a strong, self reliant and sustainable community where residents have a sense of identity and belonging.</p> <p>The implementation of physical improvement strategies to enhance the amenity and appearance of Coledale with the provision of quality streetscapes and dwellings aims to encourage private sector interest.</p>

**ATTACHMENT 4 – ANALYSIS OF NET COMMUNITY BENEFIT CRITERIA
NEW OPPORTUNITIES WEST (NOW) - PLANNING PROPOSAL**

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS		
	BASE CASE – CURRENT SITUATION (or COMMENT)	PLANNING PROPOSAL	COMMUNITY BENEFIT PER CRITERIA
	<p>Government Funding to allow for the future planning of this area of West Tamworth aims to address this demand.</p> <p>There is currently a Youth Space located in Peel Street, Tamworth. Funding has been allocated to the upgrade of the Youth Space and its relocation to Centenary Park in Coledale.</p> <p>The Coledale area is a mixture of private and public housing.</p>	<p>access to services.</p> <p>The planning proposal is a key component to facilitate the success of the renewal strategy.</p> <p>Should the proposal not proceed at this time, the planned redevelopment of the locality using the BBRC funding could be delayed and/or compromised to the detriment of existing and future residents in Coledale.</p>	<p>Improvements to Coledale infrastructure will assist in the increased residential satisfaction, reduction in turnover of properties and stability of the area.</p> <p>The provisions of the planning proposal reflect the detailed strategic planning that has been undertaken addressing the Coledale area from 2010 to the present.</p> <p>A significant net community benefit is identified relative to this criterion.</p>
Summary	<p>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.</p>		

**ATTACHMENT 4 – ANALYSIS OF NET COMMUNITY BENEFIT CRITERIA
 NEW OPPORTUNITIES WEST (NOW) - PLANNING PROPOSAL**

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS		
	BASE CASE – CURRENT SITUATION (or COMMENT)	PLANNING PROPOSAL	COMMUNITY BENEFIT PER CRITERIA

**Attachment 5: Consideration of State Environmental Planning Policies
Relative to the *New Opportunities West (NOW)* Planning Proposal.**

The following SEPP's apply to the Tamworth Regional Council Area Local Government Area, as at 5 January 2013.

SEPP	Applicable to TRC?	Consistent/ Inconsistent	Reason for inconsistency or comment
No. 1 Development Standards	No	N/A	SEPP1 does not apply to the Local Government Area (LGA) as per Cl.1.9 of the <i>TRLEP 2010</i> .
No. 4 Development Without Consent and Miscellaneous Exempt and Complying Development	Yes (N/A Cl.6 & parts 3&4)	Consistent	SEPP 4 provisions additional to those in <i>TRLEP 2010</i> .
No. 6 Number of Storeys in a Building	Yes	Consistent	Height of buildings (Cl.4.3) not adopted in <i>TRLEP 2010</i> . LEP 2010 Airport provisions (Cl.7.6) limit height of buildings per Obstacle Height Limitation Map. The SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
No. 15 Rural Land sharing Communities	Yes	Consistent	The subject lands may be described as urban rather than rural. The proposed rezoning of <i>RU4</i> land is of a minor nature compared to the requirements of Rural Land Sharing Communities under the SEPP. The SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
No. 21 Caravan Parks	Yes	Consistent	Prohibited <i>B1</i> zone and permitted in <i>R1</i> zone. The SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
No. 22 Shops and Commercial Premises	Yes	Consistent	Commercial premises and shops are permitted in the <i>B1</i> zone and generally prohibited in the <i>R1</i> zone. The lands proposed to be rezoned to <i>B1</i> are currently vacant. The SEPP may affect the change of use in the future. The SEPP provisions are additional to those in the <i>TRLEP 2010</i> .

**Attachment 5: Consideration of State Environmental Planning Policies
Relative to the *New Opportunities West (NOW)* Planning Proposal.**

SEPP	Applicable to TRC?	Consistent/ Inconsistent	Reason for inconsistency or comment
No. 30 Intensive Agriculture	Yes	N/A	Not applicable to the subject land
No. 32 Urban Land Consolidation (Redevelopment of Urban Land)	Yes	Consistent	The provisions of the planning proposal are consistent with the aims for the SEPP. The SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
No. 33 Hazardous and Offensive Development	Yes	N/A	Not applicable to the subject land
No. 36 Manufactured Home Estates	Yes	Consistent	The provisions of the planning proposal do not limit the development of manufacture home estates. The SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
No. 44 Koala Habitat Protection	No	N/A	Not applicable to the subject land
No. 50 Canal Estate Development	No	N/A	Not applicable to the subject land
No. 55 Remediation of Land	Yes	Consistent	Analysis of contamination has been undertaken and any remediation will be undertaken in accordance with DA requirements and application environmental protection legislation. The SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
No. 62 Sustainable Aquaculture	Yes	N/A	Not applicable to the subject land
No. 64 Advertising and Signage	Yes	Consistent	SEPP provisions are additional to those in the <i>TRLEP 2010</i> .

**Attachment 5: Consideration of State Environmental Planning Policies
Relative to the *New Opportunities West (NOW)* Planning Proposal.**

No. 65 Design Quality of Residential Flat Development	Yes	Consistent	Residential Flat Development is permitted in the <i>R1</i> zone. SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
Housing for Seniors or People with a Disability 2004	Yes	Consistent	Seniors housing is permitted in the <i>R1</i> and <i>B1</i> zones. SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
Building Sustainability Index: BASIX 2004	Yes	Consistent	SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
Major Development 2005	Yes	Consistent	SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
Mining, Petroleum Production and Extractive Industries 2007	Yes	N/A	Not applicable to the subject land
Temporary Structures 2007	Yes	Consistent	SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
Infrastructure 2007	Yes	Consistent	SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
Rural Lands 2008	Yes	Consistent	The subject lands may be described as urban rather than rural. The proposed rezoning of <i>RU4</i> land is of a minor nature. SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
Exempt and Complying Development Codes 2008	Yes	Consistent	SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
Affordable Rental Housing 2009	Yes	Consistent	Permitted in <i>R1</i> and <i>B1</i> zones. SEPP provisions are additional to those in the <i>TRLEP 2010</i> .
Urban Renewal 2010	Yes	N/A	Not applicable to the subject land.

**Attachment 6: Consideration of Section 117 Ministerial Directions
Assessment relative to the *New Opportunities West (NOW) - Planning Proposal***

1. Employment and Resources

Direction	Applicable	Consistent	Reason for inconsistency or comment
1.1 Business and Industrial Zones	Yes	Consistent	Planning proposal is in accordance with all requirement of S.117 Direction and encourages employment growth in locality.
1.2 Rural Zones	Yes	Consistent	The subject lands may be described as urban rather than rural. The proposed rezoning of <i>RU4</i> land is of limited extent. The planning proposal is supported by a study which gives consideration to the objectives of the Direction. The provisions that may be considered to be inconsistent are of a minor nature.
1.3 Mining, Petroleum Production and Extractive Industries	Yes	Consistent	Planning proposal is in accordance with all requirement of S.117 Direction.
1.4 Oyster Aquaculture	No	Not Applicable	Uses does not affect Tamworth LGA
1.5 Rural Lands	Yes	Consistent	The subject lands may be described as urban rather than rural. The proposed rezoning of <i>RU4</i> land is of limited extent. The planning proposal is supported by a study which gives consideration to the objectives of the Direction. The provisions that may be considered to be inconsistent are of a minor nature.

2. Environment and Heritage

Direction	Applicable	Consistent	Reason for inconsistency or comment
2.1 Environment Protection Zones	No	Not Applicable	The proposal does not apply to land within an environmental protection zone. The planning proposal addresses issues relating to environmental protection.
2.2 Coastal Protection	No	Not Applicable	Does not affect Tamworth LGA

**Attachment 6: Consideration of Section 117 Ministerial Directions
Assessment relative to the *New Opportunities West (NOW) - Planning Proposal***

2.3 Heritage Conservation	Yes	Consistent	Archaeological investigation and studies have been undertaken. Appropriate conservation measures will be applied to the identified areas as having Aboriginal or European significance.
2.4 Recreation Vehicle Areas	No	Not Applicable	Does not affect applicable zones or areas.

3. Housing, Infrastructure and Urban Development

Direction	Applicable	Consistent	Reason for inconsistency or comment
3.1 Residential Zones	Yes	Consistent	Applicable to <i>R1</i> and <i>B1</i> zones and the intention to increase housing availability within the locality.
3.2 Caravan Parks and Manufactured Home Estates	Yes	Consistent	Caravan parks are permitted within the <i>R1</i> zone.
3.3 Home Occupations	Yes	Consistent	Use is permitted without consent in <i>R1</i> and <i>B1</i> zones.
3.4 Integrating Land Use and Transport	Yes	Consistent	Planning Proposal will rezone lands to upgrade traffic access and flow within the locality and subsequently improve the local public/community transport services to and around the Coledale area.
3.5 Development Near Licensed Aerodromes	No	Not Applicable	Not affecting subject lands.
3.6 Shooting Ranges	No	Not Applicable	Not affecting subject lands.

**Attachment 6: Consideration of Section 117 Ministerial Directions
Assessment relative to the *New Opportunities West (NOW) - Planning Proposal***

4. Hazard and Risk

Direction	Applicable	Consistent	Reason for inconsistency or comment
4.1 Acid Sulfate Soils	No	Not Applicable	Not affecting LGA.
4.2 Mine Subsidence and Unstable Land	No	Not Applicable	Not affecting LGA.
4.3 Flood Prone Land	Yes	Consistent	Land to the west of the identified sites is Flood Prone Land. A flood study has been undertaken to determine the flood planning level. Refer to Planning Proposal document. Development will not be permitted below this level.
4.4 Planning for Bushfire Protection	Yes	Not Applicable	Subject lands not affected.

5. Regional Planning

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

**Attachment 6: Consideration of Section 117 Ministerial Directions
Assessment relative to the *New Opportunities West (NOW) - Planning Proposal***

6. Local Plan Making

Direction	Applicable	Consistent	Reason for inconsistency or comment
6.1 Approval and Referral Requirements	Yes	Consistent	Planning proposal is in accordance with all requirement of S.117 Direction.
6.2 Reserving Land for Public Purposes	Yes	Consistent	Planning proposal is in accordance with all requirement of S.117 Direction.
6.3 Site Specific Provisions	Yes	Consistent	Lands to be rezoned from <i>RE1</i> to <i>B1</i> are to allow for the development of a Youth Space and road extension. Either use could be developed under the existing or proposed zoning.

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.