

Analysis of Net Community Benefit Criteria
Planning Proposal to Remove Caravan Parks from the RE2 Private Recreation Zone

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS		
	BASE CASE – CURRENT SITUATION - or COMMENT	PLANNING PROPOSAL	COMMUNITY BENEFIT PER CRITERIA
Will the LEP be compatible with agreed State and Regional strategic direction for development in the area? YES	The proposal is compatible with the <i>New England North West Regional Plan 2036</i> prepared by the Department of Planning and Environment and the <i>Tamworth Regional Development Strategy 2008</i> . Both plans support economic, social and employment growth within the Region.	The changes identified by the planning proposal will ensure the development of caravan parks are prohibited within the private recreation zone to ensure investment in significant economic and social precincts are protected throughout the Region.	The removal of caravan parks from the <i>RE2 Private Recreation</i> zone and the rezoning of Lot 1 and 2 DP 1055796, Kennedy Street in Manilla and Lot 2 DP 864981, Greg Norman Drive at Hillvue, and the prohibition of caravan parks within the <i>RE2 Private Recreation</i> zone will ensure that the regional community benefits from the investment made in commercial, industrial and recreational precincts at a Federal, State and Local Governments.
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? YES	The <i>New England North West Regional Plan 2036</i> highlights the importance of economic and social investment and employment growth within the Tamworth Region. It also supports the development of compatible land uses that will stimulate future investment and growth.	The proposed changes to the lands are supported by the goals identified by the <i>New England North West Regional Plan 2036</i> for future business, commercial and industrial development.	The <i>New England North West Regional Plan 2036</i> supports the growth of regional cities including the Tamworth Region to provide high level services and facilities. Accordingly the proposal will benefit the community both economically and socially.
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations? N/A	Not Applicable	Not Applicable	Not Applicable
Will the planning proposal facilitate a permanent employment generating activity? NO	The subject sites are used for recreational purposes including golf, bowling and tennis clubs, caravan parks and motor sports complexes.	The planning proposal will not alter the employment activities on these lands, however will support future investment in commercial, industrial and recreational precincts that have been identified for future	A community benefit results from prohibiting incompatible land uses such as caravan parks to ensure the investment in future commercial, industrial and recreational precincts and encourage opportunities to

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		development, economic investment and employment growth.	provide permanent and part time employment.
Will the planning proposal impact upon the supply of residential land and therefore housing supply and affordability? NO	The subject sites are currently zoned <i>RE1 Public Recreation, RE2 Private Recreation and SP3 Tourist</i> . Residential accommodation of all forms is prohibited within these zones due to the nature of core land uses and the aims and objectives of the zones.	The removal of caravan parks from the land use table and proposed changes to the zoning of identified lands will not impact upon the supply of housing as residential accommodation is not permitted within the <i>RE1 Public Recreation, RE2 Private Recreation and SP3 Tourist</i> zones.	Housing supply and affordability will not be impacted by the changes identified by the planning proposal.
Is the existing public infrastructure (roads, rail, and utilities) capable of servicing the proposed site? YES	The existing public infrastructure currently services the sites identified by the planning proposal.	The proposed changes will not alter the use of public infrastructure or increase the demand for services.	The existing infrastructure is considered sufficient to service the Regional community in relation to this planning process.
Is public transport currently available or is there infrastructure capacity to support future public transport? YES	Public transport services are currently available throughout the City of Tamworth.	The proposed changes will not increase demand for public transport.	The community will not be impacted or compromised in relation to access to public transport as part of this proposal.
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? NO If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	The community currently travel to the recreational uses located on the sites identified for private recreation.	The proposed changes will not alter the distances travelled by patrons accessing the services provided on the lands including those lands to be rezoned.	The community will not be impacted or compromised in relation to distances travelled as part of this proposal.

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<p>Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal?</p> <p>YES</p> <p>If so, what is the expected impact?</p>	<p>There are a number of significant precincts located throughout the city of Tamworth in proximity to lands zoned <i>RE2 Private Recreation</i> that have had considerable Government investment for commercial, industrial and recreational services and associated infrastructure.</p>	<p>The proposed changes will ensure the development of caravan parks and manufactured home estates are prohibited within the vicinity of these significant precincts and to ensure ongoing investment at a Federal, State and Local level to further develop these sites for economic and employment growth.</p>	<p>A community benefit will result in the protection of significant commercial, industrial and recreation precincts from incompatible development occurring within the vicinity of these sites and to maximise Government investment at all levels to ensure quality services are delivered to the Regional community.</p>
<p>Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors?</p> <p>NO</p>	<p>The existing lands affected by the planning proposal are not identified as having high environmental value.</p>	<p>The proposed changes will not affect lands having high environmental value.</p>	<p>There will be no changes to the expectation of the community in this instance.</p>
<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 lands known as Lot 1 and 2 DP 1055796 are currently zoned <i>RE2 Private Recreation</i> and are located adjacent to public reserve lands zoned <i>RE1 Public Recreation</i>. The lands proposed to be rezoned from <i>SP3 Tourist RE2 Private Recreation</i> are adjacent to lands zoned <i>RE2 Private Recreation</i>.</p>	<p>The proposed rezoning of lands will be complimentary with the surrounding public and private recreation zones and land uses. The removal of caravan parks from the <i>RE2 Private Recreation</i> zone will ensure that incompatible land uses do not occur within the vicinity of significant commercial, industrial and recreational precincts.</p>	<p>The planning proposal will benefit the community by ensuring incompatible land uses including caravan parks and manufactured home estates are not located within the vicinity of significant regional development precincts that may impact upon the operation of these sites.</p>

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Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area? NO	The changes are proposed for lands zoned <i>RE2 Private Recreation</i> and <i>SP3 Tourist</i> and will not alter the current operations of the lands.	The intention of the proposed changes is not to alter provisions associated with commercial land uses but to protect identified key precincts into the future.	The community will not be impacted by changes associated with business and commercial uses.
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future? NO	Not Applicable	Not Applicable	The proposal does not have the potential to develop into a centre but aims to protect identified key precincts into the future.
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?	The implications of not proceeding with the planning proposal will potentially result in incompatible developments such as manufactured home estates locating in the vicinity of significant strategic commercial, industrial and recreational precincts that are important to the region economically and socially.	The planning proposal will ensure that incompatible uses do not compromise lands that are currently operating or are identified for future commercial, industrial and recreational development. Not proceeding with the proposed changes will result in a conflict of land uses in these key areas.	The proposed changes will benefit the community by providing greater certainty and opportunity for the development of commercial, industrial and recreational precincts to stimulate the economy and employment growth.
Summary	A significant net community benefit is identified by this analysis for the criteria examined above. No significant net cost was identified relating to any of the criteria considered.		