

**APPENDIX B**  
**NET COMMUNITY BENEFIT**

| <b>NET COMMUNITY TEST<br/>Evaluation Criteria</b>                                                                                                                                                                                                                                                                    | <b>REZONING PROPOSAL<br/>Assessment/Comment</b>                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <ul style="list-style-type: none"> <li>Will the LEP be compatible with agreed State and Regional Strategic Direction for development in the area? (e.g land release, strategic corridors, development within 800m of a transit node)</li> </ul>                                                                      | The draft LEP is compatible with growth plans under the Metropolitan and Draft North-West Subregion Strategies as the sites are located within the Norwest Business Park which is classified as a Specialised Centre.                                                                                                                                                                                                                                                       |
| <ul style="list-style-type: none"> <li>Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?</li> </ul>                                                                                                      | The draft LEP is compatible with growth plans under the Metropolitan and Draft North-West Subregion Strategies as the sites are located within the Norwest Business Park which is classified as a Specialised Centre.                                                                                                                                                                                                                                                       |
| <ul style="list-style-type: none"> <li>Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?</li> </ul>                                                                                                                                                | No. The draft LEP will augments existing retail to support local works and visitors to the centre.                                                                                                                                                                                                                                                                                                                                                                          |
| <ul style="list-style-type: none"> <li>Have the cumulative effects of other spot rezoning proposals in the locality been consistent? What was the outcome of these considerations?</li> </ul>                                                                                                                        | The cumulative effect of a previous rezoning within the Circa business park was considered. Council's assessment concluded that the proposal to provide 2,500m <sup>2</sup> of additional retail would draw on a wider catchment than the Precinct and impact on the potential of other centres in the surrounding area. A reduced proposal of 1000m <sup>2</sup> of neighbourhood shops was supported on the grounds that it would support local worker and visitor needs. |
| <ul style="list-style-type: none"> <li>Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?</li> </ul>                                                                                                                                                        | <p>The draft LEP will support employment generation during and after construction.</p> <p>Council's recommendation to support only 1000m<sup>2</sup> of neighbourhood shops at ground level will not have a significant impact on the loss of floor space for office use.</p>                                                                                                                                                                                               |
| <ul style="list-style-type: none"> <li>Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?</li> </ul>                                                                                                                                                            | No. The land is currently zoned for employment and business purposes.                                                                                                                                                                                                                                                                                                                                                                                                       |
| <ul style="list-style-type: none"> <li>Is the existing public infrastructure (roads, rail utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future supply transport?</li> </ul> | <p>The site is well serviced by existing roads and a bus transit-way on Old Windsor Road.</p> <p>Cycleways are also located on Old Windsor Road and off road path connections are available to the site.</p>                                                                                                                                                                                                                                                                |
| <ul style="list-style-type: none"> <li>Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas</li> </ul>                                                                                            | The proposal may result in a minor reduction of distance travelled by workers and visitors who utilise retail facilities within the subject sites. Due to the minor nature of the proposal, the savings have                                                                                                                                                                                                                                                                |

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| emissions, operating costs and road safety?                                                                                                                                                                                                                                               | not been assessed.                                                                                                                                                                                                                                                                                                                                                                           |
| <ul style="list-style-type: none"> <li>Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?</li> </ul>                                                            | The existing bus transit-way is the most significant public asset in proximity to the subject sites. Patronage of this service will not be impacted by the proposal.                                                                                                                                                                                                                         |
| <ul style="list-style-type: none"> <li>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 such as flooding?</li> </ul> | The subject sites are not environmentally sensitive. The sites are not subject to flooding or any other environmental constraint.                                                                                                                                                                                                                                                            |
| <ul style="list-style-type: none"> <li>Will the LEP be compatible/complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?</li> </ul>                                                                 | The proposal is compatible with the existing retail and commercial uses within the Circa Business Centre. The location of neighbourhood shops at ground level only will improve the public domain by further activating local streets and promoting pedestrian activity between surrounding uses.                                                                                            |
| <ul style="list-style-type: none"> <li>Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?</li> </ul>                                                                                                     | The inclusion of 1,000m <sup>2</sup> of neighbourhood shops within the Circa Business Centre may result in a marginal increase of product choice and competitive pricing for consumers.                                                                                                                                                                                                      |
| <ul style="list-style-type: none"> <li>If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?</li> </ul>                                                                                                                | The Circa Business Centre is not identified in Council's Centres Direction as a retail centre. Limited retail is supported in this location as it contributes to the functioning of Norwest Business Park as a Specialised Centre, within the objective of providing ancillary facilities and services that meet the day to day needs of the workers in the Centre.                          |
| <ul style="list-style-type: none"> <li>What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?</li> </ul>                                                                                                            | <p>Public interest is served by providing neighbourhood shops in the Centre that will expand the range of shopping facilities available to workers and visitors to the Centre.</p> <p>Various developments are currently under consideration with the Centre. Proceeding with the current planning proposal will compliment further employment generating development within the Centre.</p> |