

7.2 AMENDMENT TO THE TAMWORTH REGIONAL LOCAL ENVIRONMENTAL PLAN 2010 - PLANNING PROPOSAL TO FACILITATE THE ONGOING OCCUPATION OF THE INTERNATIONAL FLIGHT TRAINING TAMWORTH ACCOMMODATION FACILITY

DIRECTORATE: PLANNING AND COMPLIANCE

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1 ANNEXURES ATTACHED

RECOMMENDATION

That in relation to the report “Amendment to the Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010) – Regional Workforce Support Infrastructure”, Council:

- (i) forward the Planning Proposal to the Department of Planning, Industry and Environment (DPIE) requesting an amendment to Schedule 1 of the TRLEP 2010 in accordance with Section 3.22 OR requesting a Gateway Determination in accordance with Sections 3.33 and 3.34 of the Environmental Planning and Assessment Act 1979;*
- (ii) request that the Minister for Planning, Industry and Environment exercise his plan making powers to delegate to Council the authority to make the plan pursuant to Section 3.36 of the Environmental Planning and Assessment Act 1979; and*
- (iii) upon receipt of a Gateway Determination, publicly exhibit the planning proposal in accordance with the terms of the Gateway Determination.*

SUMMARY

The purpose of this report is to seek a resolution of Council to amend the *Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010)*, in relation to the lands identified as International Flight Training Tamworth, to achieve a land use planning outcome which will enable the ongoing use of the subject site and its existing accommodation facilities. The subject land adjoins the Tamworth Regional Airport and a map showing the subject land is **ATTACHED**, refer **ANNEXURE 1**.

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

- insertion of an *Additional Permitted Use* into Schedule 1 of the *TRLEP 2010* enabling the subject site and associated facility to be occupied for the purpose of workers accommodation.

It is proposed that the existing zoning of the subject land as *SP1 – Special Activities (Transport)* be maintained.

The planning proposal aims to facilitate the use of the existing premises for the purpose of workers accommodation. The planning proposal is consistent with the objectives of the *New England North West Regional Plan 2036, Blueprint 100* Part 1 and Part 2, which is the *Tamworth Regional Local Strategic Planning Statement 2020*.

COMMENTARY

The subject land is identified as Lot 58 in DP 1221018, 2-26 Basil Brown Drive, Tamworth. The subject land is occupied by the International Flight Training Tamworth accommodation facility which is owned by Tamworth Regional Council.

The accommodation facility has been vacant for more than 12 months prior to the current occupation, following cessation of the contract for use of the facility by the flight training Organisation.

Development Standard	Description of Amendment
<i>Schedule 1- Additional Permitted Use</i>	<p>Under the <i>Tamworth Regional Local Environmental Plan 2010</i>, the subject lot is currently <i>SP1 – Special Activities (Transport)</i>.</p> <p>The planning proposal seeks to amend Schedule 1 - Additional Permitted Uses of the <i>TRLEP 2010</i> to list workers accommodation as applicable to the subject lands.</p>

The subject site is currently zoned *SP1 - Special Activities (Transport)* in accordance with the provisions of the *TRLEP 2010*. The *SP1 – Special Activities* zoning restricts the number of long-term potential uses of the site to “*airport related activities*”.

Currently the facility provides for the temporary accommodation of international and inter-state workers associated with a number of industries including the meat processing industry. Approval for this use is limited by the provisions of Clause 2.8 - Temporary Use of Land in the *TRLEP 2010*. Uses granted under this clause limit temporary development to a maximum period of 182 days within a 12 month period. No other legal avenue exists for the ongoing use of this facility for the accommodation of workers. This planning proposal is the only legal method of amending the *TRLEP 2010*, to permit the accommodation of workers upon the subject land.

The existing capacity of the Tamworth Region to provide appropriate, affordable housing to essential workers, temporary workforces and workers associated with infrastructure projects or other economic development activities in the region is considerably limited. The existing facility is suitable and appropriate for filling the gap in this market. From a business and economic development perspective and in light of the current Covid-19 environment it is considered that the site should be utilised to its full potential and not remain vacant once the existing lease expires.

Opportunities to support the economic viability and growth of the region need to be addressed wherever possible to ensure that future interest and investment is not compromised.

The proposed amendment to the *TRLEP 2010*, would allow the subject land to provide workers accommodation for specialist, additional or temporary workforces in support of existing and future public and private industries including, but not limited to: infrastructure projects, food processing operations, industrial expansion and transport hub development. Moreover, the existing site does not require any additional construction, retro-fitting or significant capital expenditure in order to provide accommodation to workers now, with minimal delay.

The objective of the planning proposal is to facilitate the occupation of the existing premises for workers accommodation. This would be facilitated by the insertion of an *Additional Permitted Use* into Schedule 1 of the *TRLEP 2010*, enabling the subject site and associated facility to be occupied for the purpose of workers accommodation.

Planning Proposal Process

In order to amend the *TRLEP 2010*, Council is required to submit the planning proposal to the Department for a Gateway Determination. Upon the issue of a Gateway Determination, the planning proposal will be placed on public exhibition and

any additional studies or agency referrals required by the Department will be undertaken. It is recommended that Council request a minimal exhibition period.

Economic Impact

Providing affordable accommodation for essential workers and temporary workforces provides a direct economic benefit to the Tamworth regional economy. There are a number of positive impacts.

Impact on Output

The direct addition of 100 jobs in the Food Product Manufacturing sector of the Tamworth Regional Council economy is estimated to lead to a corresponding direct addition of \$44.32 million in Output from the local Food Product Manufacturing sector. From this direct expansion in the economy it is anticipated that there would be flow on effects to other related intermediate industries, creating a further increase of \$41.79m in Output. This represents a Type 1 employment multiplier of 1.94.

There would be an additional contribution to the Tamworth Regional Council economy through consumption effects as correspondingly more wages and salaries are spent in the local economy. It is estimated that this would result in a further increase in Output of \$16.91m.

The combination of all direct, industrial and consumption effects would result in a total estimated rise in Output of \$103.03m in the Tamworth Regional Council economy, representing a Type 2 Output multiplier of 2.32.

These impacts would not be limited to the local economy. Industrial and consumption effects would flow outside the region to the wider Australian economy to the tune of \$24.22m in Output.

The combined effect of economic multipliers in the Tamworth Region and the wider Australian economy is estimated to be \$127.24m added to Australia's Output.

Impact on Local Employment (jobs)

The direct addition of 100 jobs in the Food Product Manufacturing sector of the Tamworth Regional Council economy would lead to a further increase in indirect demand for intermediate goods and services across related industry sectors. These indirect industrial impacts (Type 1) are estimated to result in an additional 220 jobs, representing a Type 1 Employment multiplier of 3.20.

This addition of jobs in the local economy would lead to a corresponding increase in wages and salaries, a proportion of which would be spent on local goods and services, creating a potential further 72 jobs through consumption impacts.

The combination of all direct, industrial and consumption effects would result in a total estimated increase of 392 jobs located in the Tamworth Region. This represents a Type 2 Employment multiplier of 3.92.

Employment impacts would not be limited to the local economy. Industrial and consumption effects would flow outside the region to the wider Australian economy creating a further 88 jobs.

The combined effect of economic multipliers in the Tamworth Region and the wider Australian economy is estimated to be an addition of 480 jobs.

Impact on value added

The direct addition of 100 jobs in the Food Product Manufacturing sector of the Tamworth Regional Council economy would lead to a corresponding direct increase in value added of \$9.76m. A further \$15.69m in value added would be generated

from related intermediate industries. These indirect industrial impacts represent a Type 1 value added multiplier of 2.61.

There would be an additional contribution to the Tamworth Regional economy through consumption effects as correspondingly more wages and salaries are spent in the local economy. It is estimated that this would result in a further increase in value added of \$6.96m.

The combination of all direct, industrial and consumption effects would result in an estimated addition in value added of \$32.42m in the Tamworth Regional economy, representing a Type 2 value added multiplier of 3.32.

These impacts would not be limited to the local economy. Industrial and consumption effects would flow outside the region to the wider Australian economy to the tune of \$10.25m in value added.

The combined effect of economic multipliers in Tamworth Region and the wider Australian economy is estimated to be \$42.67m added to Australia's value added.

Impact on GRP

Value added by industry represents the industry component of Gross Regional Product (GRP). The impact on Tamworth Regional Council's GRP as a result of this change to the economy is directly equivalent to the change in value added outlined in the section above.

In summary, GRP in the Tamworth Region is estimated to increase by \$32.42m.

The effect on the Australian economy (including the Tamworth Region) is estimated to be a growth in Gross Domestic Product (GDP) of \$42.67m.

Source: National Institute of Economic and Industry Research (NIEIR) ©2021. Compiled and presented in economy.id by .id (informed decisions).

(a) Policy Implications

The planning proposal is a direct outcome of the policy position of Council developed via the *Blueprint 100* process.

(b) Financial Implications

The cost of processing the planning proposal will be accommodated by the existing integrated planning budget.

(c) Legal Implications

Amendments to the *Tamworth Regional Local Environmental Plan 2010* will alter the planning provisions for the subject lands.

(d) Community Consultation

Community consultation requirements will be specified by the Department of Planning Industry and Environment Gateway Determination.

(e) Delivery Program Objective/Strategy

A Prosperous Region – P11 Support and facilitate economic development and employment opportunities.
