



Rezoning Taminda Employment Lands

Rezoning Review

Client: Chan Abbey Holdings

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1 Purpose and introduction

The purpose of this application for Rezoning Review report is to demonstrate that there is sufficient justification and evidence to support a Rezoning Review request relating to the Planning Proposal for lands at 21, 72 Wallamore Road and 55 Dampier Street, Taminda.

A Planning Proposal was submitted to Council on the 21st of December 2018 and can be found at **Appendix A** (PP1). Following feedback from Council, a new/additional Planning Proposal was submitted to Council on 12th of March 2019 see **Appendix B** (PP2). Both Planning Proposals remain with Council as no withdrawals were made. This Rezoning Review demonstrates strategic merit for PP1 and PP2 and therefore this request is being made for the consideration of both separate applications at the same site (see documents attached at **Appendix D**). Chan Abbey's clear preference is to obtain support for PP1.

As both Planning Proposals are closely related to each other, there would be opportunistic efficiencies in undertaking a strategic merit test for PP1 as part of this Rezoning Review process. In the event PP1 is not supported, PP2 can then be considered as the focus of the review and be assessed using a similar scope and assessment criteria.

The consideration of this information may guide the Department and the Regional Planning Panel as to whether this single Rezoning Review achieves the desired planning outcomes from a single Planning Proposal rather than up to two Planning Proposals. It should also be noted that the development application for the solar farm is being considered by the Planning Panel on 24 July 2019.

An outline of events can be found in **Section 3**.

The report is broadly organised as follows:

- » Section 2 – Summary of the Planning Proposal
- » Section 3 – Background to the Planning Proposal
- » Section 4 – Justification for the Rezoning Review - Strategic and Site-Specific Merit tests
- » Section 5 – Conclusion
- » Appendices – Supporting documentation (provided separately and listed in the table below) of which this Rezoning Review request should be read in conjunction with.

We confirm that the summary in this report is consistent/the same with the rezoning application/s submitted to Tamworth Council.

This Rezoning Review confirms why a review is warranted and has been prepared in accordance with the Department of Planning and Environment's (DPE) "A Guide to Preparing Local Environmental Plans" released in August 2016.

Table 1 outlines the documentation submitted with PP1 (**Appendix A**). Table 2 outlines the documentation submitted with PP2 and is attached at **Appendix B**.

Table 1 Supporting Documentation (PP1)

Document	Prepared by	Date
Agricultural land study	Melaleuca Group	18 Dec 2018
Architect Masterplan package	Rothelowman	19 Dec 2018
Architect Drawing Package	Rothelowman	19 Dec 2018
Biodiversity constraints assessment	Travers	20 Dec 2018
Civil and services plan	Barnson	17 Dec 2018
Cultural Heritage	Kayandel	20 Dec 2018

Economic Impacts and Demand	HillPDA	20 Dec 2018, updated 18 Jan 2019
European Heritage	Kayandel	20 Dec 2018
Flood impact and riparian assessment report	Tooker and Associates	14 Dec 2018
Preliminary Site investigation (Environmental)	Environmental Investigation Australia	19 Dec 2018
Traffic Impact Assessment	Barnson	18 Dec 2018

Table 2 Supporting Documentation (PP2)

Document	Prepared by	Date
Agricultural land study	Melaleuca Group	Mar-19
Architect Masterplan package	Rothelowman	Mar-19
Architect Drawing Package	Rothelowman	Mar-19
Biodiversity constraints assessment	Travers	Mar-19
Civil and services plan	Barnson	Mar-19
Cultural Heritage	Kayandel	Mar-19
Economic Impacts and Demand	HillPDA	Dec-18, updated 18 Jan 2019
European Heritage	Kayandel	Mar-19
Flood impact and riparian assessment report	Tooker and Associates	Feb-19
Preliminary Site investigation (Environmental)	Environmental Investigation Australia	Feb-19
Traffic Impact Assessment	Barnson	Mar-19

2 The Planning Proposal

Planning Proposal 1 seeks to amend the Tamworth Regional Local Environmental Plan 2010 (LEP) as it relates to a 30ha site at 21 and 72 Wallamore Road and 55 Dampier Street. The sites are known as Lot 1, 2 and Lot 3 DP 1234850.

Of the proposed 30ha of employment land, an indicative area is proposed for each of the proposed land zonings:

- 25ha as IN1 – General Industrial; and
- 5ha as B5 – Business Development.

Planning Proposal 2 seeks to amend the Tamworth Regional Local Environmental Plan 2010 (LEP) as it relates to an 11.3ha site at 55 Dampier Street and 21 Wallamore Road known as Lot 2 and Lot 3 DP 1234850.

Of the proposed 11.3ha of employment land, an indicative area is proposed for each of the proposed land zonings:

- 7.1ha as IN1 – General Industrial; and
- 3.7ha as B5 – Business Development.

(It is acknowledged that either Planning Proposal will lose land area to the future bypass road)

The Planning Proposal has been informed and is generally consistent with the following:

- » A 20-year Economic Vision for Regional NSW (2018);
- » New England North West Regional Plan 2036;
- » Lower North West Regional Economic Development Strategy 2018 – 2022;
- » Strategic Regional Land Use Plan New England North West (2012);
- » Taminda Revitalisation + Development Strategy 2008; and
- » Taminda Regional Development Strategy 2008.

Site specific studies included in Table 1 and 2 attached.

The figures below illustrate the site's context and location and development area.

Figure 1 PP1 boundary

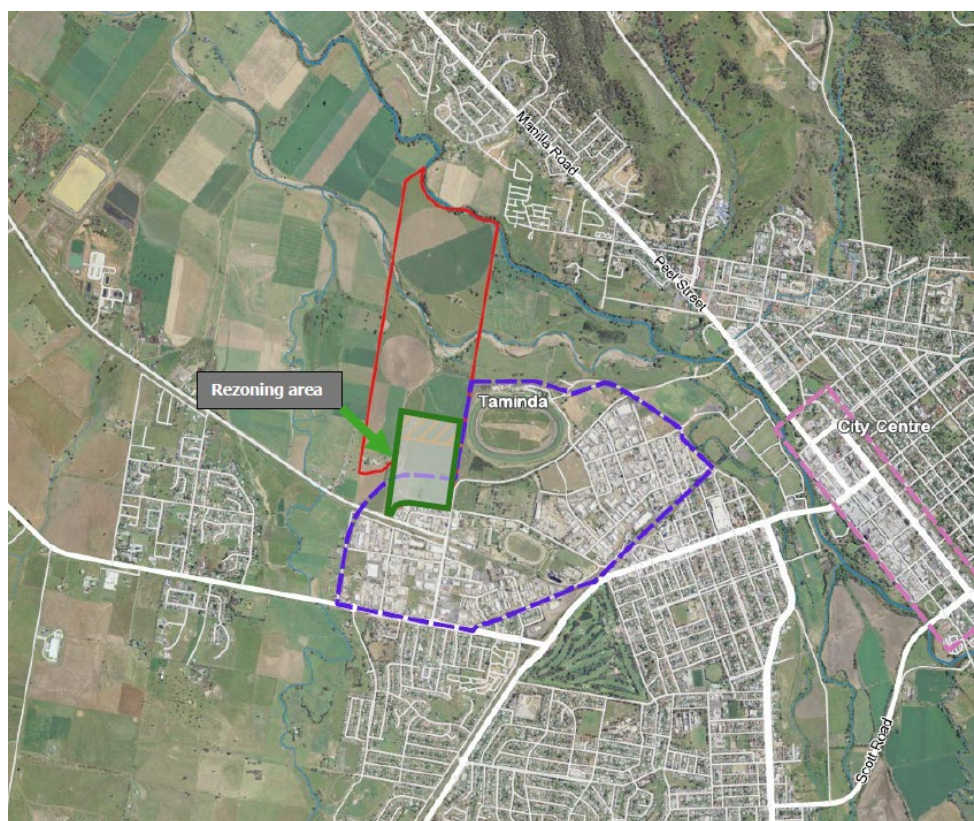
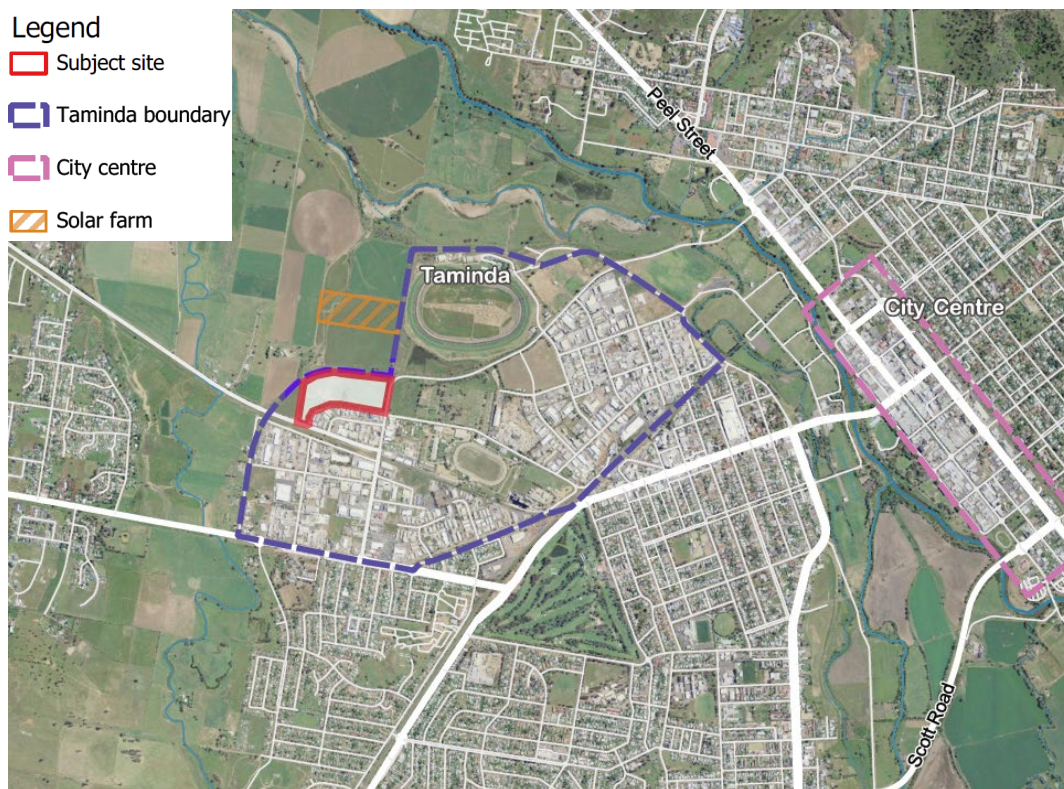
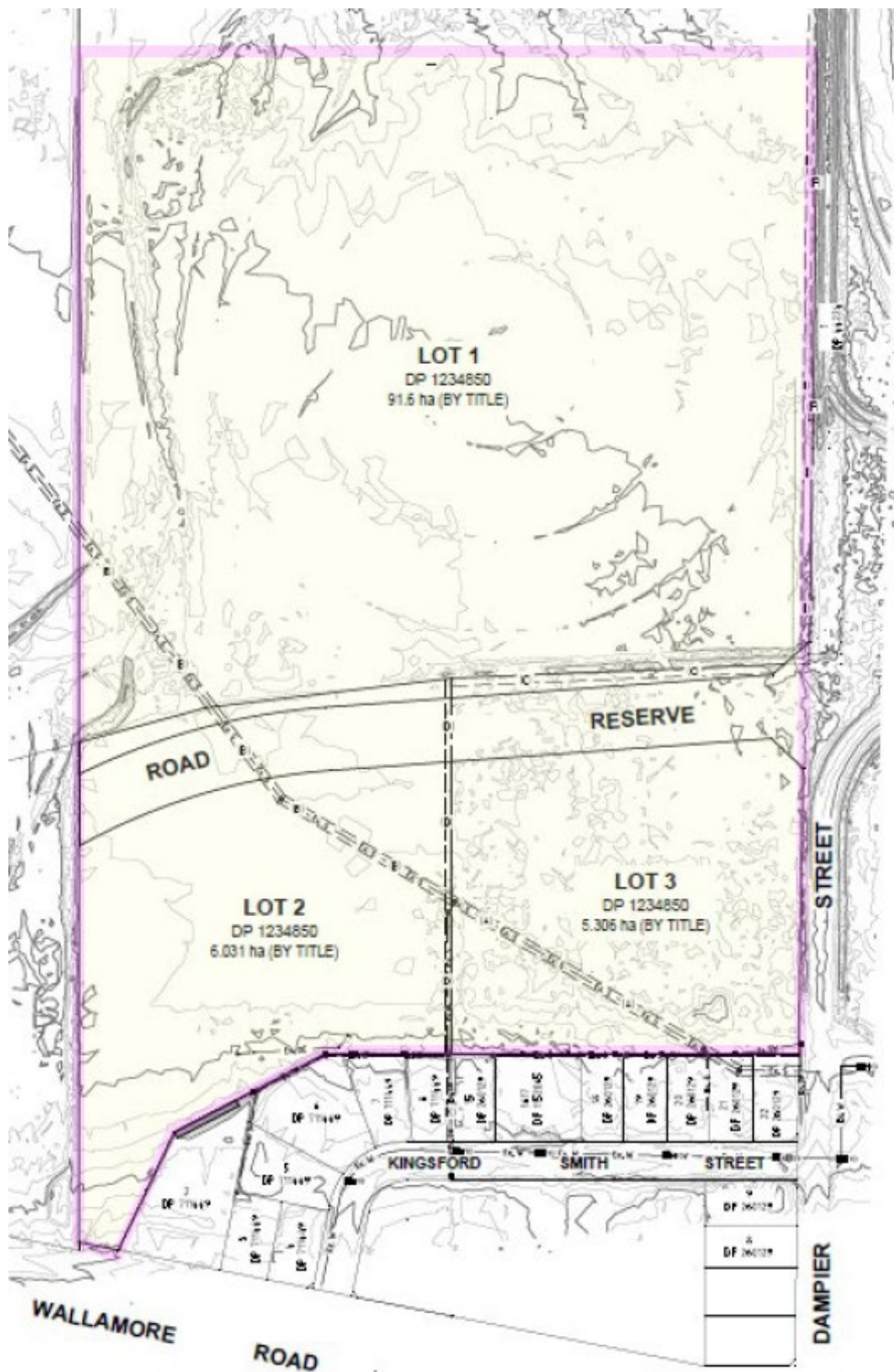


Figure 2 PP2 boundary



Source: (Both) Elton Consulting 2019

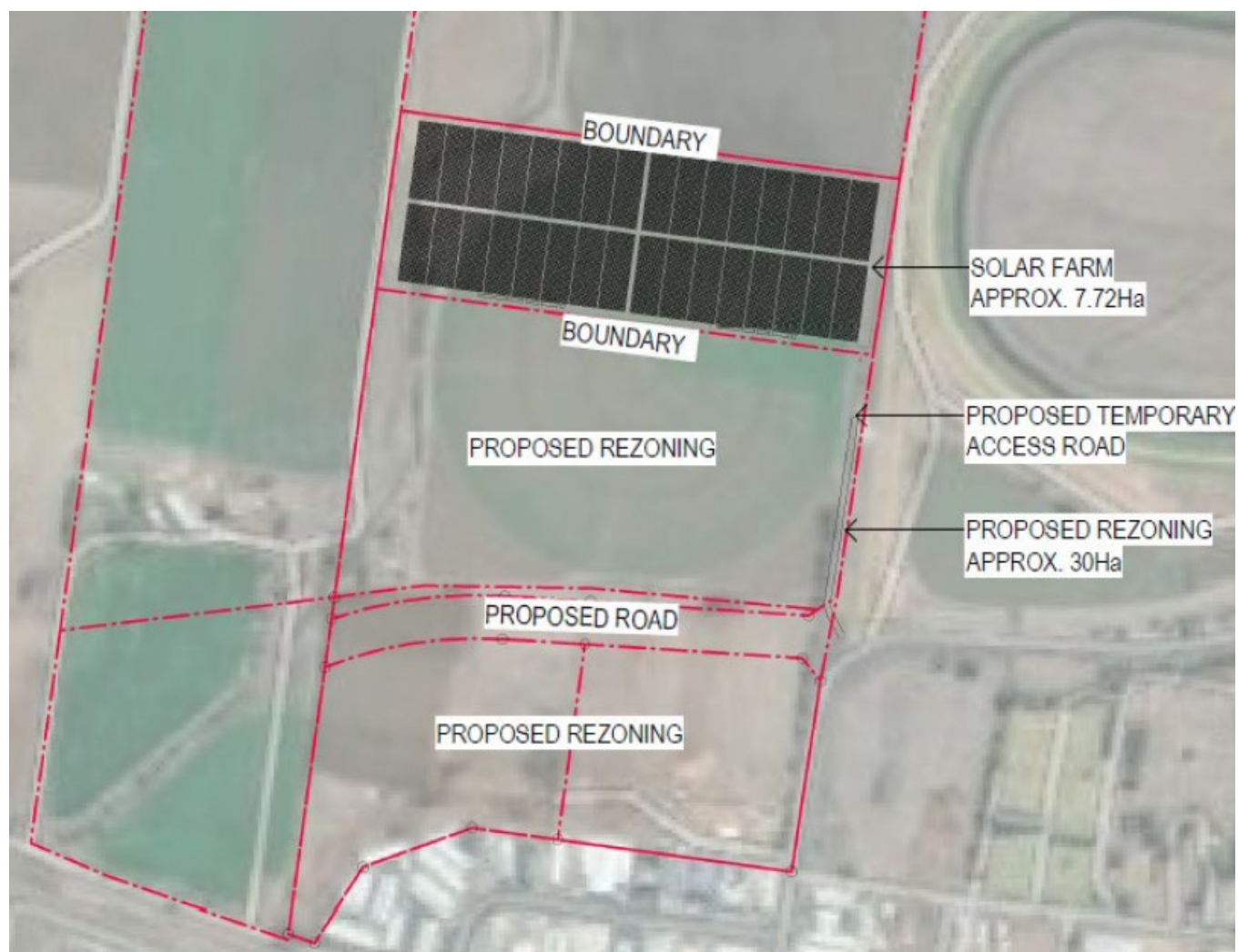
Figure 3 PP1 rezoning area

Source: Elton Consulting 2018 and Barnson 2018

Source: Elton Consulting 2019 and Barnson 2018



Figure 5 Proposed rezoning area in relation to solar farm (separate application)



Source: SBA Architects 2018

Figure 6 View of Lot 1 to the south eastern side



Figure 7 View towards south eastern side of Lot 1



Figure 8 Lot 2, southern entrance



Source: eiaustralia 2018

Figure 9 Lot 2, South central location



Source: eiaustralia 2018

Figure 10 Lot 2, south east



Source: eiaustralia 2018

Figure 11 Lot 3, miscellaneous waste material



Source: eiaustralia 2018

Figure 12 Lot 3, looking east



Source: eiaustralia 2018

Figure 13 Lot 3, looking south east



Source: eiaustralia 2018

Figure 14 PP1 Masterplan concept block perspective



Source: Rothelowman 2018

Figure 15 PP2 Masterplan concept block perspective



Source: Rothelowman 2019

Figure 16 PP1 Indicative masterplan



Figure 17 PP2 Indicative masterplan



Source: Rothelowman 2019

3 Background

A 30-hectare Planning Proposal was originally submitted to Tamworth Regional Council (Council) on 21 December 2018 (PP1). Council advised verbally in February 2019 that they would not recommend support for PP1, but would support a rezoning of a smaller site area for industrial. The smaller rezoning site area is 11.3ha in area (PP2) and identified in Council's strategic documents for development. A full suite of supporting documents was prepared for PP2 and submitted to Council in March 2019.

Planning Proposal 1 and 2 and their respective suite of documents are provided in this document at **Appendix A** and **Appendix B**, respectively.

The table below summarises the events that have occurred since the pre-lodgement meeting up until recent weeks of July 2019. A continued collaborative approach to working with Council to assist the process and take advice into consideration is evident.

Dates	Actions
Pre and during April 2018	Request to Tamworth Regional Council (TRC) and submit GIPA request for flood data and model in order to establish baseline flood impact extent and begin the studies and site-specific modelling to inform the suitability of the of the land for rezoning.
Mid July 2018	TRC releases the independent, private consultancy Lyall and Associates to assist with flood modelling
July to September 2018	Consultants commence studies and assessments
19 October 2018	Meeting with Council regarding both solar farm DA and rezoning for industrial land
Oct – November 2018	Procure project team to undertake masterplan concept design Coordinate technical studies to progress/complete assessment and drafting of Planning Proposal report
1 November 2018	Meeting minutes received from TRC from the 19 th October meeting. The following matters were items of discussion: Site constraints and opportunities; flood modelling and outcomes; bypass road; and Planning Proposal not being identified in 2008 strategic planning document Request traffic count information from TRC
15 November 2018	Receive traffic counts from TRC to inform solar farm development application and Planning Proposal
November – December 2018	Reviewing, integrating, finalising reports for solar farm development application and Planning Proposal, drafting PP planning report
21 December 2018	Lodge solar farm development application and Planning Proposal 1
18 January 2019	Council, after their preliminary review of economic feasibility report by HillPDA, request some changes to the economic feasibility report Make minor changes to Planning Proposal 1 in relation to formatting and inconsistency
1 February 2019	Council acknowledges that they will begin to review the Planning Proposal
11 February 2019	Council informs proponent verbally that they will not recommend support for the Planning Proposal, but would support a rezoning for industrial over a smaller site area (PP2 and area identified in 2008 strategic planning document). Council staff advise verbally that on revision of an updated

Dates	Actions
	Planning Proposal for a smaller area, Planning Proposal would be targeted for consideration at an April Council meeting
14 February – 12 March 2019	Liaise with project team and ensure reports, plans and assessments are updated for smaller industrial land rezoning.
12 March 2019	Lodge second Planning Proposal (PP2)
5 April – 6 May 2019	Exhibition of solar farm DA
9 May 2019	Council receives and sends single submission against solar farm development application to proponent
14 May 2019	Meeting with Council's Executive Director Planning and other council officers to discuss development application, Planning Proposal and flood drainage from Federation Park onto subject site. Council indicated Planning Proposal and solar farm development application will be considered in July 2019
20 May 2019	Response to single submission of objection submitted to TRC for solar farm development application
March - June 2019	Ongoing liaison and follow up with TRC regarding Planning Proposal status and when Planning Proposal was going to Council.
17 June 2019	Council email informs that due to strategic planning staffing issues there are insufficient resources to deal with Planning Proposal
19 June 2019	Proponent offers to pay for resources for Council to undertake assessment and report preparation
June – July 2019	Liaison with Executive Planning Director to get resources to write report to Council Liaison with Department of Planning to request resources for Council support.
1 July 2019	Council informs that no additional resources are available and will be revisited in a month or so. See letter attached as Annexure C

4 Justification for rezoning review

4.1 Strategic merit test

A Rezoning Review requires that a Planning Proposal demonstrate strategic merit against (at least one of) the following criteria:

- » *Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; or*
- » *Consistent with a relevant local strategy that has been endorsed by the Department; or*
- » *Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognized by existing planning controls.*

The proposal is considered to have strategic merit as it is generally consistent with the relevant district plan and the local development strategies for the region/LGA. They include:

- » A 20-year Economic Vision for Regional NSW (2018);
- » New England North West Regional Plan 2036;
- » Lower North West Regional Economic Development Strategy 2018 – 2022;
- » Strategic Regional Land Use Plan New England North West (2012);
- » Taminda Revitalisation + Development Strategy 2008; and
- » Taminda Regional Development Strategy 2008.

A summary of the assessment of the proposal against these plans is provided below, with all details in the attached Planning Proposal and technical reports.

A 20-year Economic Vision for Regional NSW

The vision document has objectives to accelerate economic growth in key sectors such as agribusiness, tertiary education and health care, taking full advantage of trade and tourism opportunities with Asia to ensure regional NSW remains strong. The document also says that this vision brings together long-term planning and existing strategies like the Future Transport Strategy 2056, NSW State Infrastructure Strategy, and the regional plans.

The Planning Proposal supports these objectives with the following points:

- » Increased population growth will create a demand for employment lands.
- » The facilitation of employment lands provides the supply needed to address future growth and demand in a Regional growth centre such as Tamworth.
- » Calculations by HillPDA show that only 7 hectares of vacant general industrial land is present in the Tamworth Township, and additional land zoned for general industrial purposes will be required over the coming years.
- » The proposed employment zone is well-suited to freight and logistics given its proximity in Taminda, to existing urban services and proximity to Tamworth City and Tamworth Regional airport facilitating trade opportunities
- » Direct and indirect revenue generation from the complete development of the Planning Proposal is projected to be approximately \$400M per year, as outlined in HILLPDA report.

Lower North West Regional Economic Development Strategy 2018 – 2022

"The Lower North West Regional Economic Development Strategy 2018–2022 (the Strategy) sets out a long-term economic vision and associated strategy for the functional economic region encompassing Tamworth Regional, Gunnedah Shire and Liverpool Plains Shire Local Government Areas (the Region). Economic research suggests that regions are becoming increasingly specialised in the key 'engine' industries that drive the regional economies and a region's relative strengths (endowments) play a key role in determining these specialisations".

- » HillPDA has identified that while industries associated with 'blue collar' occupations have historically been a major component of Tamworth's local economy and employment generator, there are still a range of industries that drive the Tamworth economy. HillPDA write there would be increased demand for additional industrial land in close proximity to the town centre and transportation nodes (pg. 65 of HillPDA report). A range of industries demand a mix of spaces to serve different needs and uses.
- » The supply of well-located industrial and commercial land facilitates the needs of the Taminda area and the region generally. HillPDA state that, *'Commercial services, retail and human support services including accommodation, food services and childcare facilities are important components in successful employment precincts whether they are predominantly white-collar office precincts or blue-collar industrial estate'*
- » The site's proximity to other businesses, clusters, access points and even other employment lands further away will catalyse change and foster growth and opportunity. The proposed industrial rezoning could cater for market demands in Agriculture and Agri-business, Mining and Transport and Logistics. HillPDA state, *'The Taminda estate is uniquely positioned to provide land for the expansion of urban services that support the growing township... Our market research has shown that typical buyers show a strong preference for these attributes and that Taminda is preferred to alternative locations'*
- » Taminda is supported by major roads and logistic access. The proposed development would complement those supply lines at the Taminda precinct's western gateway site. It can provide support to the existing businesses in the area but also facilitate their growth by providing support facilities (possibly a child care for employees' families) and amenity (food and beverage, open spaces and parks, and improved access movement) for the Taminda area.
- » The provision of employment lands creates opportunities and possibilities for businesses and industries to draw more demand for a workforce. As outlined by HillPDA, the proposed rezoning of lands is predicated to provide up to 30 jobs during construction but in addition, up to 1,000 jobs from the employment uses. (Some employment land will be taken up by the solar farm with 7.7ha dedicated for renewable energy generation).
- » The facilitation of flexible, mixed, employment lands on within the high potential Taminda and Tamworth urban footprint will support with this strategy's action for increased attractiveness and growing the service economy. In particular, the proposed development of a sustainable and modern employment area will provide an attractor to new and existing businesses and expanding offerings to new and existing residents and stakeholders in Tamworth.

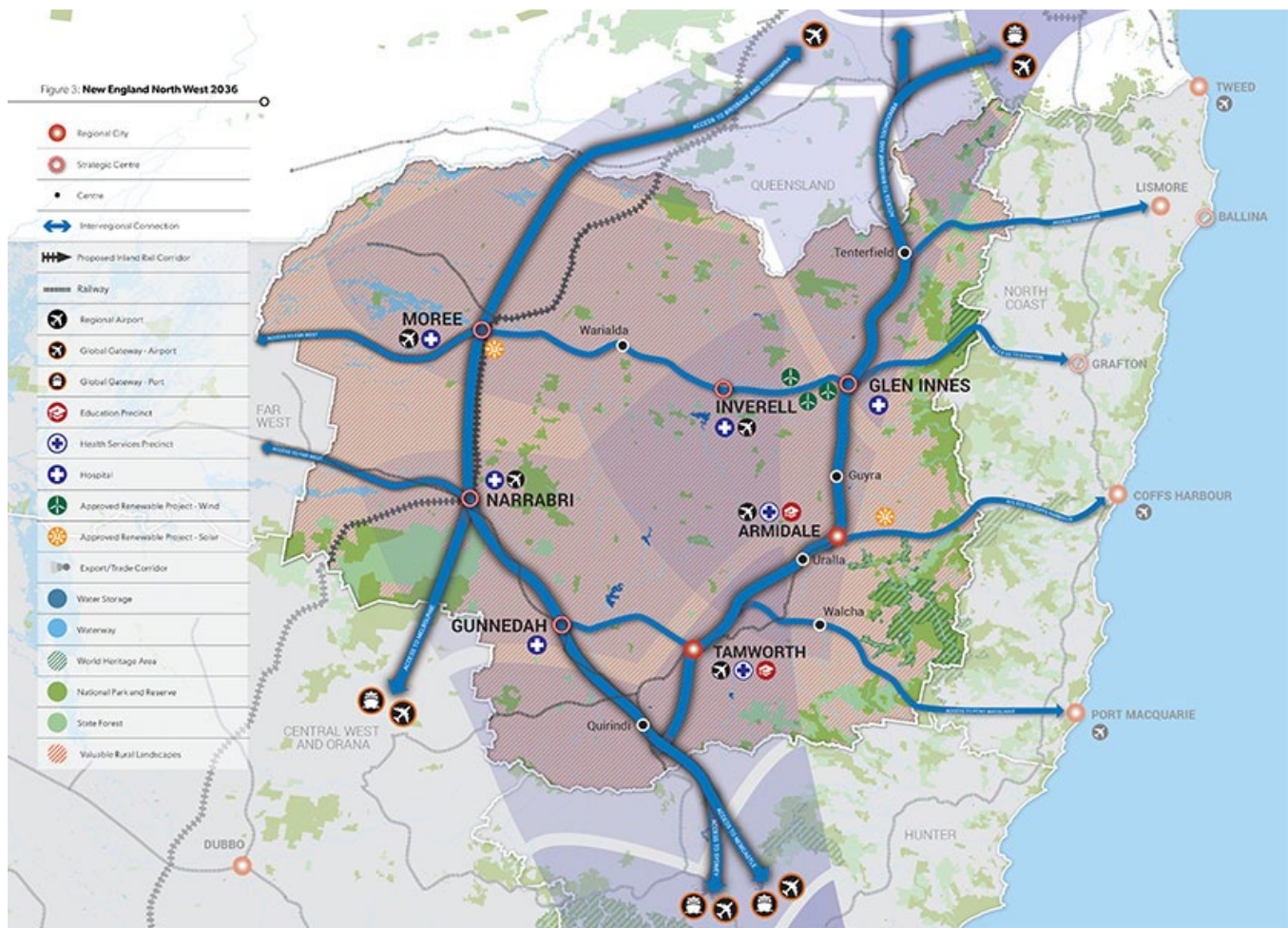
New England North West Regional Plan 2036

Adopted in 2017, the New England North West Regional Plan 2036 is a 20-year blueprint for the future. The NSW Government's vision for the New England North West Region is: Nationally valued landscapes and strong, successful communities from the Great Dividing Range to the rich black soil plains.

The vision for the region acknowledges the opportunities provided by natural resources and strong communities and includes the following goals.

- » *A strong and dynamic regional economy*
- » *A healthy environment with pristine waterways*
- » *Strong infrastructure and transport networks for a connected future*
- » *Attractive and thriving communities*

Tamworth is located at the southern gateway to the region providing opportunity for freight and transport access directly to both Newcastle and Sydney.



Direction 7: Build strong economic centres

The location of the proposed development provides support for the clustering of employment and service economy around Taminda. The proposed rezoning provides the diversity of employment lands and uses to the Taminda area.

The site is uniquely located, and on the boundary of the existing Taminda area, in a way that it is:

- » within the urban footprint, and is not isolated or detracting from the Taminda area;
- » partially in the Taminda precinct;
- » in good proximity to the city centre;
- » in good proximity to the airport and releases of industrial lands such as Glen Artney (approximately 6-7kms away; and
- » immediately adjacent to similar land uses to support clustering, competition and ideas sharing.

The proposed development will support the growth of Tamworth and strengthen the investment potential and employment base of Tamworth for commerce and industrial services. The delivery of employment lands co-located with similar industries with the flexibility to adapt will facilitate opportunities for existing and new business growth and investment. The proposed development will deliver flexible employment land generally suitable for a mix of employment uses.

This proposal provides justification on planning and economic merit that a review of this site is warranted and delivery of a structured and ordered employment lands is beneficial to the community and the public.

Direction 13: Expand emerging industries through freight and logistics connectivity / Direction 16: Coordinate infrastructure delivery

- » The proposed rezoning will facilitate development that will complement and support current and upgraded freight and logistics assets in Tamworth.
- » The provision of employment lands will support the opportunities for future employment investment in the region, and effectively use existing and future infrastructure.

Direction 17: Strengthen community resilience

- » The proposal provides opportunities for new business, and professionals to work within the Taminda area. The significant investment and creation of mixed-use commercial/industrial job opportunities provides support to strengthen the local economy.
- » The proposal will provide a well-located employment gateway site that could attract a range of users and interests due to its size and proximity to the Taminda precinct.

Taminda Revitalisation + Economic Development Strategy 2008

In 2008, the Taminda Revitalisation + Economic Development Strategy was commissioned to assess Taminda as a region to provide new opportunities for economic growth and employment generation through the facilitation of industrial/employment lands. The strategy considered existing conditions, strengths and weaknesses, regional supply and demand and made recommendations accordingly.

Study Comment	Assessment
3.1 Economic growth + structure	
Population growth and structural changes to retailing will drive growth in the bulky goods sector independently of any action Council needs to take	<p>Calculations by HillPDA show that only 7 hectares of vacant general industrial land is present in the Tamworth Township, and additional land zoned for general industrial purposes will be required over the coming years.</p> <p>The facilitation of employment lands with a mix of uses will foster growth with little Council action needed but with notable effects and benefits to the changing population and changes in built form requirements for businesses</p>
Taminda would be best served by a flexible approach to industry attraction that provides opportunities for a wide range of light industrial land uses across the metals manufacturing – particularly agricultural, vehicle, mining machinery etc. products, along with construction, and wholesaling.	A mix of land zonings are proposed and subsequently a mix of lot sizes and uses will facilitate the flexibility needed to cater for a dynamic market.
3.2 Population growth + change	
The implication of this growth scenario for employment and economic development planning is that the vast majority of new jobs will need to be created in the regional centre. Indeed, Tamworth will be increasingly relied upon to provide employment opportunities for the surrounding rural areas.	The proposed development will function as a catalyst to support clustering and diverse offerings in close proximity to existing built form and the regional centre. Analysis from the HillPDA report support the importance of well-located urban services and employment lands to support a growing township. HillPDA estimates that a shortage in well-located industrial/employment lands is being experienced in the Taminda area.

Study Comment	Assessment
4.1 Supply + demand	
<p>It (Glen Artney) is not suitable for many of the lighter or even general industrial purposes that rely on substantial interaction with surrounding business operators or accessibility to retail or wholesale customers.</p> <p>Taminda is clearly the single most significant industrial lands precinct within the local government area and as such plays a critical role in the functioning of the Tamworth Regional economy.</p>	<p>The proposed development meets the needs of businesses and customers, by creating increased interaction and opportunity by clustering complementary uses to the Taminda precinct. The proposal will offer a varied range of employment lands that will cater for a dynamic market that is within the Taminda precinct and partly immediately adjacent.</p>
<p>These ranges [demand forecasts] simply reinforce the need for long range planning and staged management of release areas, rather than detracting from the forecasting methodology</p>	<p>The programme and delivery of the proposed development will provide for the organic and ordered delivery of employment lands to the market. A staged approach for the delivery of the lands would also be a typical practice by developers and sales agents and provides flexibility in which a landowner can deliver land to the market.</p>
5.1 Improving structure	
<p>This (Jewry Street thoroughfare) would have the benefit of removing unnecessary traffic from internal streets; provide the opportunity to create well defined entrance points to the estate; and increase traffic movement along Jewry Street to support development of adjacent land parcels.</p>	<p>The alleviation of traffic impacts and improving permeability is possible with the provision of a future bypass road. The subject site's relationship and interface to this road means that future development can activate the zone, take advantage of exposure to the road and also plan for improved access for the precinct and the subject site.</p> <p>The proposed rezoning has allowed for a 40m wide bypass road to ensure adequate future capacity as well as acceptable exit and entry points.</p>
5.2 Placemaking	
<p>Gateway Sites – subject site, in (Portion B)</p>	<p>This Planning Proposal would provide strong opportunities to support and justify the delivery of the two gateway locations for Taminda as envisaged by this strategy. The "gateway" location of the subject site is further supported by the bypass road and will cater for high traffic and strong visibility opportunities. The delivery of the gateway sites will improve and reactivate the Taminda entry point from the west and the major intersection at Jewy/Dampier Street and future bypass road. The gateway sites will be more challenging to develop and justify without the provision and intensification of employment lands</p>
<p>A program of tree planting is recommended, with larger trees bordering the major perimeter roads; Jewry Street, Gunnedah Road and Ebsworth Street to clearly define the boundaries of the Estate. Smaller trees should (be) planted along a number of major internal roads to create a clear internal street hierarchy.</p>	<p>This proposal anticipates a landscaping strategy to public frontages as well as open space provisions within the subject site that will align with Tamworth Regional Council's Development Control Plan and best practices. The development of this proposal permits the opportunity to improve and renew the land and achieve better design outcomes for the area.</p>

Study Comment	Assessment
<p>6.1 Overview</p> <p>It is proposed that each precinct be developed to cater for a different market to both manage the risk to Council from the project and to meet the varying demands of a complex local market.</p> <p>As such a mixture of lot sizes is also proposed across the Estate. The lot sizes provided in table 9 should be taken as indicative only.</p>	<p>This proposal will be delivered at a rate that will be commensurate with market demands and trends. This single site can cater for different markets and varying demands of a complex local market without risk to Council, given its relatively compact size to other employment lands outside of Taminda.</p> <p>The HillPDA report outlined the different uses/submarket and need for the employment land.</p>
<p>6.7 Precinct 6 – Jewry Street extension (subject site)</p>	
<ol style="list-style-type: none"> 1. The precinct created by these works would be nearly 13 hectares in size and would provide an opportunity to create a land mark development at one of the Tamworth's and the Taminda Estate entrances. 2. The precinct is bordered for nearly one kilometre by the Proposed Jewry Street extension, providing outstanding visibility and accessibility opportunities. 3. The precinct would provide a longer-term option for Council to identify a future flexible development area within the city limits while capital is raised via land sales and development contributions over the earlier precincts. 4. Precinct 6 is suitable for both bulky goods retailing and industrial uses, although any industrial development would require careful design and aesthetic management to confirm Taminda's new identity as a higher order business environment. 5. The precinct is large enough to support up to twenty-two 5000sqm lots, or up to fifty smaller lots. It's identification at this point as part of a longer-term economic development strategy for the city will reduce pressure on Council to support development proposed for other, less desirable, out of town areas. 6. It will also provide certainty to the market that a longer-term strategy is in place to meet ongoing land demand. 	<p>The proposed development would take advantage of its prime location to the Taminda precinct and the future bypass road, linked to Jewry Street.</p> <p>The Plan has identified only the southern part (approximately 13ha) of the site for industrial purposes. Developing only the southern part in isolation, does not take advantage of the good visibility from the new by-pass road, provide for efficient utilisation of infrastructure and the road corridor. The HillPDA report demonstrates the demand for employment lands in locations within or near Taminda is between 17ha to 57ha, and thus the proposed industrial zoning of the freight and logistics, as well as the other industrial land together with the site can provide the future employment land for Tamworth.</p> <p>The ordered and structured delivery of the full 30-hectare site, on both sides of the bypass road, will provide clarity and not hinder the delivery of the bypass road. Development on either side can be achieved by ensuring that a level of stability of earthworks/fill, servicing on either side and certainty for access points for the internal road network and future levee design such that access requirements can be designed and delivered efficiently.</p> <p>The proposed development site is in a single ownership that will aid to ensure a consistent delivery of the project objectives, design intent and consistent outcomes.</p> <p>The delivery of the site will not rely on any other land sales, development contributions or risk to Council or stakeholders.</p> <p>As described above, the provision of the precinct will allow for the delivery of a mix of employment uses and lots sizing that will cater for a wide, dynamic market and locality. The proposal will permit the gradual transition from smaller architecturally designed smaller commercial/industrial built form to larger, architecturally designed spaces for other uses. By providing a mix of uses and aesthetic appeal, the development can reactivate this precinct from an</p>

Study Comment	Assessment
	urban planning and design perspective and foster the addition of employment opportunities at a landmark, gateway site.

Taminda Regional Development Strategy 2008

The Tamworth Regional Development Strategy 2008 (TRDS) is Tamworth's strategic plan to manage growth and give strategic direction for urban and rural areas in the Tamworth LGA. The report was commissioned by TRC three years earlier in 2005 with the intent to guide the preparation of a new region-wide LEP.

Guiding Principles	Assessment
Strengthening the region and supporting existing centres	
<ul style="list-style-type: none"> » Foster links between the various centres and communities in such a way that recognises the role of each place and the needs that place may have. » Ensure planning provisions support and promote sustainable employment, industrial lands and specialised centres. 	<p>As outlined by HillPDA report, the proposed development would strengthen the already strong but limited land supply at Taminda and serve to act as a supporting link to other centres.</p> <p>The delivery of employment lands co-located with renewable energy generation will facilitate business growth and investment. It will act to support business clustering and networking.</p>
3.2 Strategic directions and actions	
<ul style="list-style-type: none"> • Contain urban growth within current town boundaries. • Ensure that development contributes to the desired character and exhibits a strong contextual relationship with its locality. 	<p>The proposed development within PP2 is located in the defined Taminda boundary. The growth is considered orderly and well-located to existing services and businesses. It is seen as an extension to the current urban area, as there is industrial development to the south and the south east, and the Racecourse to the east. The site therefore has a strong contextual relationship to the existing Taminda.</p>
Supporting employment and economic development	
<ul style="list-style-type: none"> » Provide for and facilitate future economic growth in the Region. » Encourage and support commercial development within the Region. » Ensure the provision of well-located, suitable land for future industrial purposes. 	<p>Facilitation of employment lands as part of this Planning Proposal will serve to meet the economic needs of the growing Tamworth region. The provision of B5 and IN1 will give the flexibility needed to cater for changes and the shortfall of employment lands within Taminda.</p>
Strategic directions and actions	
<p>2. Align land use planning with regional economic development priorities for key industry sectors.</p> <p>(a) Provide for the location and land needs of key industry sectors by changing Development Plans to</p>	<p>Whilst the Tamworth Regional Development Strategy does specify the exact 'regional economic development priorities' in this document, the</p>

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include performance-based policies based upon land capability assessment.	<p>proposed development is consistent with many of the objective in Regional and local strategies.</p> <p>The proposed development is a catalyst and a precursor to support key industries and clustering, diverse offerings, which include diverse spaces for micro-businesses and start-ups.</p>
<p>7. Ensure planning policy facilitates and supports business development</p> <p>(a) Ensure that planning policy facilitates the establishment of new businesses based on the competitive advantages of the Region, including providing access to major roads and rail access routes, land, and separation distances from adjoining land use.</p> <p>(b) Develop infrastructure that improves trading and commercial opportunities.</p> <p>(c) Encourage spin-off value added commercial activity in synergy with the current economic base.</p> <p>(d) Allow for a mix of related and complementary land uses in employment areas to provide services to local employees, while not undermining the key role and function of the area or zone.</p>	<p>At time of writing, planning policy has been founded on strategy and documents from 2008. The Planning Proposal provides the planning and economic justification that a supply of well-considered employment lands is advantageous to the Tamworth region by allowing for new competitive new businesses to prosper, deliver internal access and facilitate new access. A mix of employment lands is proposed and will support and provide opportunities to local employees and the region.</p>
<p>8. Identify land that is appropriate for industrial development</p> <p>(c) Provide a range of allotment sizes for industrial uses.</p> <p>(d) Rehabilitate and make available underutilised industrial land for new development.</p> <p>(e) Any new development must include WSUD principles including effluent reuse, stormwater harvesting.</p>	<p>The site is suitable for the proposed employment uses, of IN1 and B5. The key reasons are:</p> <p>» the proposed development can accommodate a variety of industrial land parcels, which the TRDS 2008 suggests there are benefits of allotment sizes in industrial development</p> <p>» Part of the site is currently used for rural industrial and other uses. The proposed rezoning can thus formalise the underdeveloped employment use and deliver part of the site which was envisaged for employment lands to support future market demands of the Tamworth region in the medium to long term. The rezoning of the site is the best option for Taminda, as the land has been previously identified for employment purposes and can provide an extension to the current urban area.</p>
<p>9. Ensure the location of industry and surrounding land use does not jeopardise future industrial expansion and efficiency</p> <p>(a) Encourage the co-location of industry to achieve a demand that warrants the provision of infrastructure.</p>	<p>It has been established that Taminda is in a specialised and unique location, <i>'Taminda is clearly the single most significant industrial lands precinct within the local government area and as such plays a critical role in the functioning of the Tamworth Regional economy'</i> (Taminda Revitalisation and Development Strategy 2008).</p> <p>The delivery of this proposal co-locates employment lands with an existing urban footprint and adjacent to the Taminda precinct. Facilitation of employment</p>

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<p>(b) Encourage industries to locate where other industries could benefit from the use of their by-products.</p> <p>c) Protect and enhance industrial amenity and reduce the visual dominance of industrial estates/sites on the gateways to Tamworth City through the provision of adequate buffers, landscaping and appropriate building form and design.</p> <p>d) Ensure that industry is compatible in terms of its scale and physical character with its rural and urban surroundings.</p> <p>e) Ensure land use policy clearly describes the appropriate scale of industrial development in a locality or Region.</p> <p>f) Design landscaping, built form, access and services in a way that assists the appearance of industry.</p>	<p>lands at this site will uniquely provide opportunities to complete the western side of Taminda through reactivation and clustering of businesses.</p> <p>The proposed development will allow for the delivery of a mix of employment uses and lots sizing that will cater for a wide, dynamic market and locality. The proposal will permit the gradual transition from smaller architecturally designed smaller commercial/industrial built form to larger, architecturally designed spaces for other uses. This will allow other industries to benefit from co-locating with the site.</p> <p>The masterplan response as proposed is designed by award-winning architects with a strong focus in delivering quality outcomes. The proposed controls will ensure that it is both of a scale and built form typically found in employment areas in Tamworth. The proposed B5 is of scale and a floor area typical of such uses in Tamworth. The Industrial section of the DCP can apply demonstrating consistency of scale to the built form.</p>
Caring for the natural environment	
<p>Conserve areas of scenic amenity; Minimise the impact on the climate; Minimise the risks associated with natural hazards; Protect and enhance areas supporting high conservation values; Avoid fragmentation of the landscape with an emphasis on consolidating and connecting intact landscapes; Protect and enhance the quality and quantity of local water resources.</p>	<p>The flood modelling concept design has been developed as an engineered solution to address flooding in a more defined and ordered manner, one that has been scientifically considered as an engineered solution. A singular concept development with a holistic approach with multiple solutions to address constraints of the site and aim to restore man-made modified landscapes.</p> <p>As the proposal features a flooding solution using levee/fill and improvements to drainage the flooding to the west of the site will remain and will, provides a solution to delineate the Taminda area from further development to the west.</p> <p>A biodiversity assessment of flora and fauna found '...the Site as being modified to the extent that potential for high value flora and fauna was low or unlikely...No threatened flora species, populations or ecological communities have been observed or considered likely to occur in a natural state within the subject site'.</p>
Strategic directions and actions	
<p>1. Encourage innovative approaches to energy consumption to reduce the impacts of climate change</p> <p>(b) Investigate the possibility of providing solar energy to the Region for the operation of public utilities such as street lights.</p> <p>3. Ensure development does not have a detrimental impact on nearby water bodies</p>	<p>An embedded solar farm is proposed to be integrated into the employment lands, (subject of development application to TRC). A modern, 9MW solar farm has been designed and will be sited adjacent to, but integrated with, the employment lands. The intention is such that the solar farm could sell excess power back to the grid and also power future employment development.</p>

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<p>(a) Performance criteria should be developed and applied to all development to ensure that impact on water bodies is minimised.</p> <p>(d) Promote water sensitive urban design (WSUD) and integrated water cycle management (IWCM) in Development Plans and development proposals to achieve catchment water management objectives.</p> <p>(e) Riparian zones should be protected and revegetated to improve the water quality of waterways by reducing erosion and removing pollutants before they reach the river.</p> <p>(f) Monitor water quality, particularly in relation to salinity levels, so that the location of pollution sources can be determined and the clean up can be targeted to specific areas.</p>	<p>The provision of the solar farm, of this scale and connected to the grid supports the directions and actions as a reduction in climate change impacts through solar energy technology.</p> <p>Future development of the proposed development would permit the possibility of improvement measures through WSUD and the like. In a 'do-nothing' situation, opportunities to deliver employment generating lands and therefore the possibility of improving environment outcomes for improved water quality and flood handling would be removed.</p> <p>By nature, the proposed flooding works will implement an engineered solution to the subject site whereby, benefits could be realised by setting a new standard for flooding and stormwater management for the site and the adjacent area and would not have had the benefit of in some time. The provision of the wide flow channel is a soft, aesthetically appealing solution that has been proven to be effective.</p>
Improve transport and accessibility	
<p>Manage and improve the road and rail networks. Support the role of the airport in strengthening the Region's economy.</p> <p>2. Maintain a functional hierarchy of road types throughout the Region to ensure safe and convenient vehicular movement.</p> <p>(c) Provide ready controlled access to the arterial road system.</p> <p>(d) Maintain the efficiency and integrity of major roads by minimising the number of direct access points.</p> <p>(e) Make provision for future road links as part of development approvals.</p> <p>(f) Control intersections at a level commensurate with their carrying capacity.</p> <p>(g) Require buffers between major arterial roads and residential areas by means of physical separation, alternative land uses, or an appropriate zoning.</p> <p>(h) Adopt the following roads hierarchy for Tamworth as adopted from RTA guidelines</p> <p>3. Enable the safe and efficient movement of people</p> <p>(e) Locate compatible land uses and development adjacent to freight routes to facilitate freight movement while minimising the impact on the community and the environment.</p>	<p>Taminda is supported by major road and logistic access. The proposed development could act as a catalyst for investment that would capitalise on available major infrastructure investment such as the Intermodal Freight network as well as support the Tamworth catchment for increased opportunity and activity.</p> <p>The proposed development is able to accommodate a future bypass road at any time with sufficient notice. This can be achieved by ensuring that a corridor is retained for the by-pass road and that there are clear points for access/egress at the roundabout as well as any internal crossover with the internal road network.</p>
Local area strategies	
<p>Principle: Supporting Employment and Economic Development</p> <p>The two main factors central to economic growth in the region are population growth and the ability for</p>	<p>Tooker and Associates, have undertaken detailed studies that demonstrates the proposed flood concept model removes the need to rely on public funding to extend the levee banks to create flood protected land.</p>

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<p>the Tamworth community to attract new economic activity. The following actions are designed to retain and enhance economic development.</p> <ul style="list-style-type: none"> » Encourage the expansion of the Taminda Industrial areas following the completion of levy banks. » A significant amount of industrial land exists around the airport and has the potential to accommodate general and heavy industry, aviation-based industries or offensive industry that could utilise the airport without impacting upon adjoining land uses. » The concentration of industrial activities in two precincts within the City's urban area contributes to the development of distinctive conveniently located industrial precincts in close proximity to the CBD and places of residences. These precincts may also be attractive to further showroom development and thus should be protected from further encroachment by non-industrial uses to preserve their function. 	<p>The proposed solution is a wide flow channel that is a soft, aesthetically appealing solution that has been proven to be effective without excessively high levee banks.</p> <p>At time of this report, the Glen Artney precinct had been rezoned. As the Tamworth Revitalisation + economic development strategy said, Glen Artney is located outside of the Taminda and Tamworth urban footprint. It appears to cater for a certain industrial market and demographic requirement that is reliant on road, air and the intermodal network for support. The proposed development is uniquely situated within Taminda and the Tamworth urban footprint yet located at a distance of 6-7kms from the Glen Artney/Airport precinct. The subject site serves a range of uses and requirements by its relative scale to Taminda's offerings (being low).</p>
Implementation	
<p>Short term - Take steps at Glen Artney to unlock land for future industrial development through incentives/directives in the LEP.</p> <p>Investigate opportunities for general and heavy industry, aviation-based industries or offensive industry that could utilise the airport through the implementation of a special uses zone.</p> <ul style="list-style-type: none"> » Investigate the development of a business park area in South Tamworth or near the airport to provide a range of office and light industrial such as high technical industries. » Investigate the expansion of the Taminda Industrial areas following the completion of the flood levy banks. 	<p>Glen Artney having now been rezoned as a heavy industrial-type precinct, servicing air and the future intermodal addresses this objective by locating general and heavy industry, aviation-based industries or offensive industries that could utilise the airport.</p> <p>The availability of land of a scale in South Tamworth for employment land such as a business park appears limited, as outlined by HillPDA. A visual assessment of aerial maps also shows high proportion of residential uses in a fragmented arrangement. The subject site is well-located within Taminda and the Tamworth urban footprint.</p> <p>A flooding solution has been formulated that removes the need for a publicly funded levee bank and instead delivers a gateway site as envisaged by the Tamworth Revitalisation + economic development strategy to be developed with a future proof supply of employment lands within Taminda.</p>
<p>Medium term</p> <p>Supporting Employment and Economic Development</p> <ul style="list-style-type: none"> » Protect and enhance industrial amenity and reduce the visual dominance of industrial estates/sites on the gateways to Tamworth City through the provision of adequate buffers, landscaping and appropriate building form and design. » Allow for a mix of related and complementary land uses in employment areas to provide services to local employees, while not undermining the key role and function of the area or zone. 	<p>The proposed rezoning will allow for the delivery of a mix of employment uses and lots sizing that will cater for a wide, dynamic market and locality. The proposal response could cater for a gradual transition from smaller architecturally designed smaller commercial/industrial built form to larger, architecturally designed spaces for other uses. By providing a mix of uses and aesthetic appeal, the development can reactivate this precinct from an urban planning and design perspective and foster the addition of employment opportunities at a landmark, gateway site.</p>

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	<p>The visual form from the western approach will provide for landscaping and open space to support visual buffers and a transition to the flooding areas.</p> <p>The proposed uses will service the immediate Taminda precinct by proximity and complement surrounding areas such as Glen Artney, Tamworth City and other infrastructure offerings</p>

4.2 Site specific merit test

In addition to meeting the strategic merit criteria, a Rezoning Review requires that a Planning Proposal demonstrates site specific merit against the following criteria:

Site specific merit test criteria

- » *The natural environment (including known significant environmental values, resources or hazards)*
- » *The existing uses, approved uses and likely future uses of land in the vicinity of the land subject to a proposal*
- » *The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision*

These are summarised below, with a full assessment in the reports.

4.2.1 The natural environment

Environmental values

The site has not been identified as containing critical habitat or threatened species, populations or ecological communities, or their habitats.

The Agricultural Report prepared to accompany the Planning Proposal concludes that the land contains medium to good agricultural land characteristics. However, given it is a flood planning area, it is in close proximity to urbanisation and it is isolated from other lands, the proportion of agricultural land being removed from the Local Government Area is considerably low. It is also considered that the operations are compatible with the continuation of extensive agriculture on the balance of the property.

The ecology report concluded that:

'No threatened flora species, populations or ecological communities have been observed or considered likely to occur in a natural state within the study area.'

Whilst fauna survey has not been undertaken, it is considered that the habitat attributes within the study area do not provide any significant or unique habitat of breeding importance for any threatened fauna species. Remnant and planted vegetation may provide low key foraging value. The single recorded hollow-bearing tree will be retained and will not be further fragmented from other local adjacent natural habitats.

- 1. Assessment of the project in accordance with the Biodiversity Offsetting Scheme (BOS) is recommended.*
- 2. Biodiversity offsetting of impacts is likely to be required. Consideration to the establishment of a Biodiversity Stewardship Site either within the site or within the riparian zone associated with the Wallamore Anabranch is recommended.*
- 3. Alternatively, assess the Biodiversity Credit value of the vegetation to be removed and purchase biodiversity offset credits from the NSW BioBanking Trust.'*

The site is able to be developed without adversely affecting any identified critical habitat or threatened species, populations or ecological communities, or their habitats.

Hazards

Flooding

The subject site (and the general land along Peel River) as shown on TRC's flood planning map in the 2010 LEP documents outlines the site as flood prone.

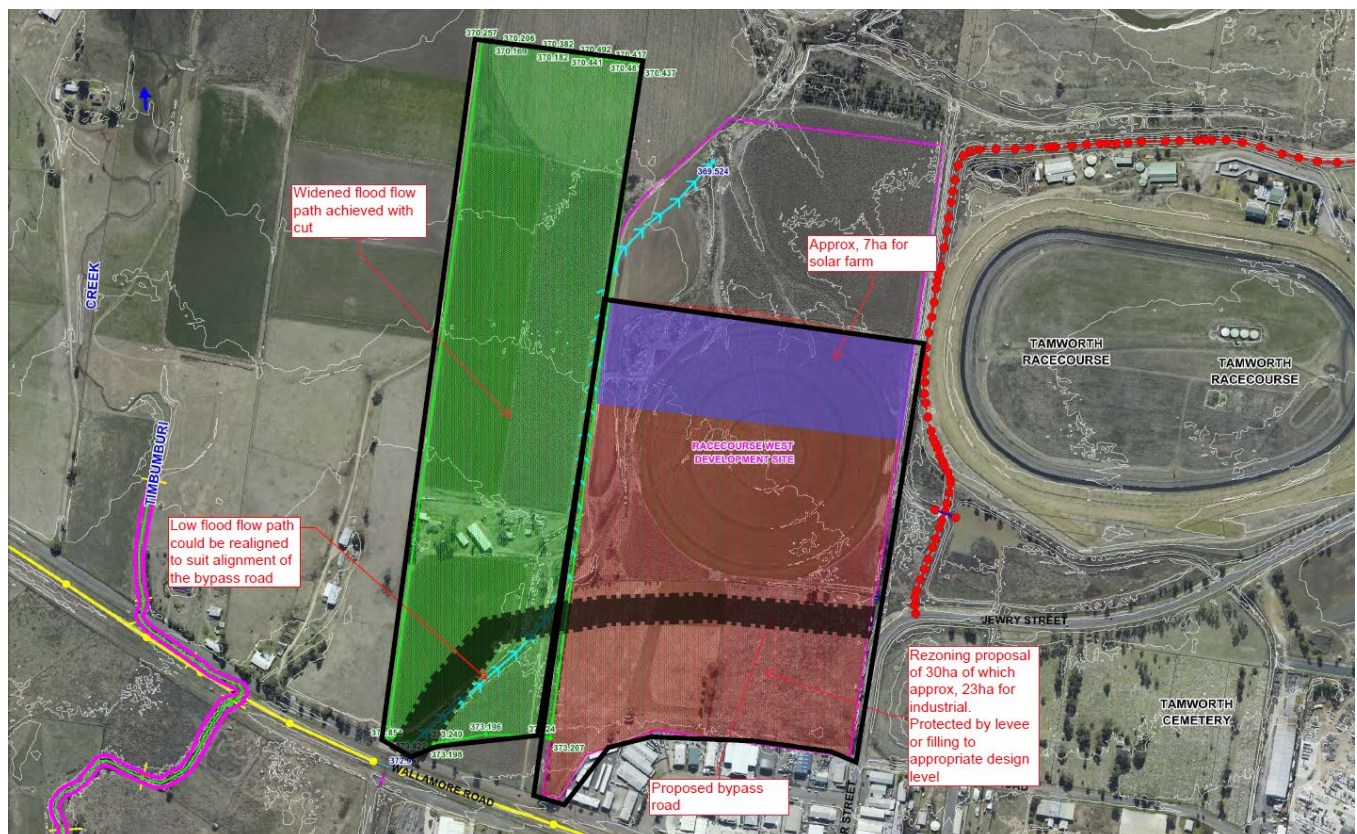
Tooker and Associates' prepared a Flood Impact and Riparian Corridor Assessment and describes the site *'being affected by local flood flows down the Timbumburi Creek and the interaction with the regional flooding in the Peel River'*.

The behaviour of flood waters in the current scenario do not follow a particular strategy or best practices. The provision of this development gives the opportunity to review, plan and model a new planning and flood concept design. The flood modelling showed that with the implementation of various measures, flood protected land was able to be provided for with little significant impacts to be borne by surrounding land.

The flood concept plan achieves flood mitigation with the following measures:

- » Levee at the perimeter of a 30ha site area
 - > Levee crest at 1m over 1% AEP flood level
- » Lot 60 DP1227482 (Somerset Farm) to be used as a dedicated flow channel
 - > Flow channel created with a modest level of cut and regrading (shown in green in **Figure 18**)
- » Provision of a low flood flow path (shown in light blue in **Figure 18**)

Figure 18 Flood modelling concept



Source: Elton Consulting and Tooker and Associates 2018

4.3 Availability of service and infrastructure

Currently, the site benefits from access to various infrastructure assets. A concept design has been devised by Barnson demonstrating that there is servicing available to the site.

Sewer

A sewer line currently traverses the site and is expected to be accessible subject to further analysis. Challenges exist due to the low gradient of the site and existing invert level of the sewer line. For northern portions of the site, sewer pumping may be required due to the lack of fall at the site.

Figure 19 PP1 Sewer concept plan

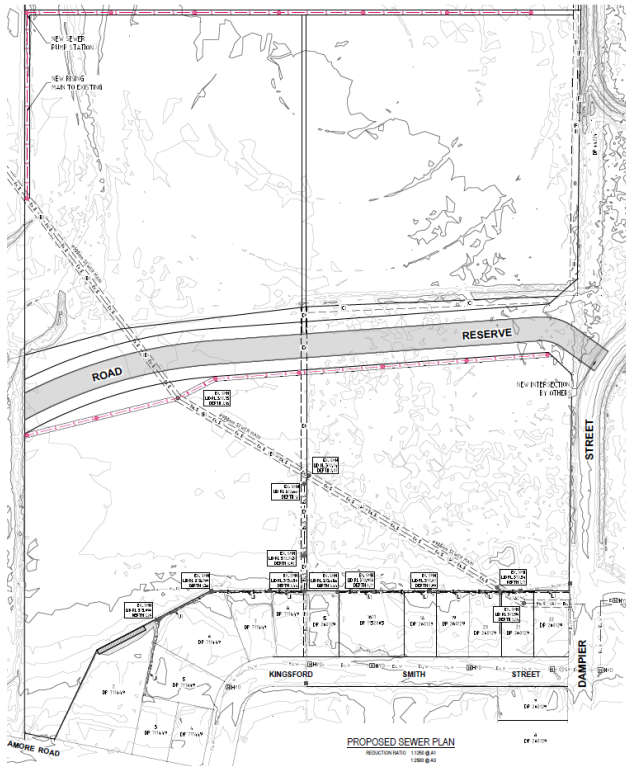
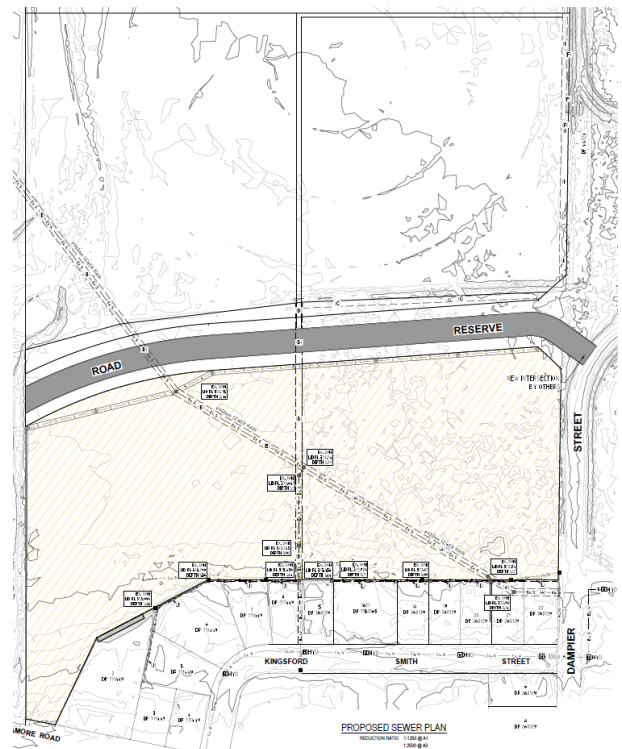


Figure 20 PP2 Sewer concept plan



Source for this section's plans: Barnson 2019

Water

Potable water is available from Dampier Street and provision to the site could be managed using future access roads.

Figure 21 PP1 Water concept plan

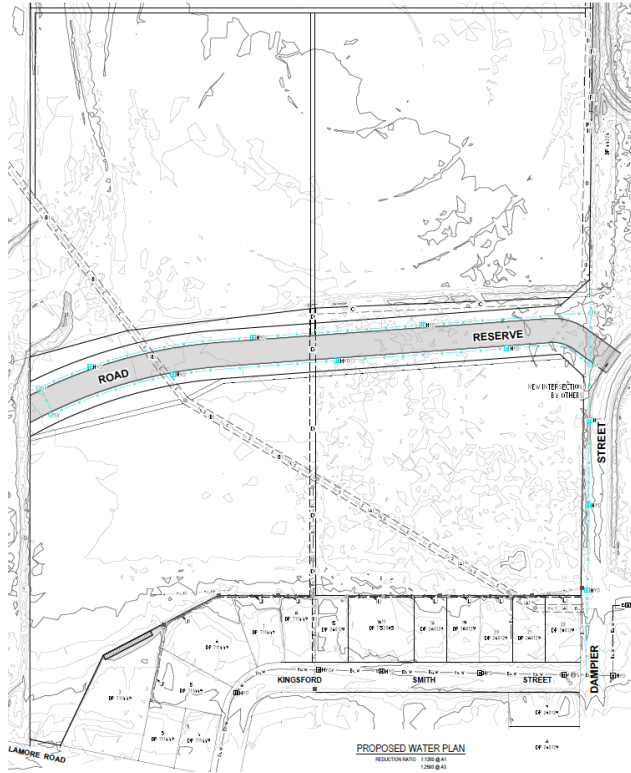
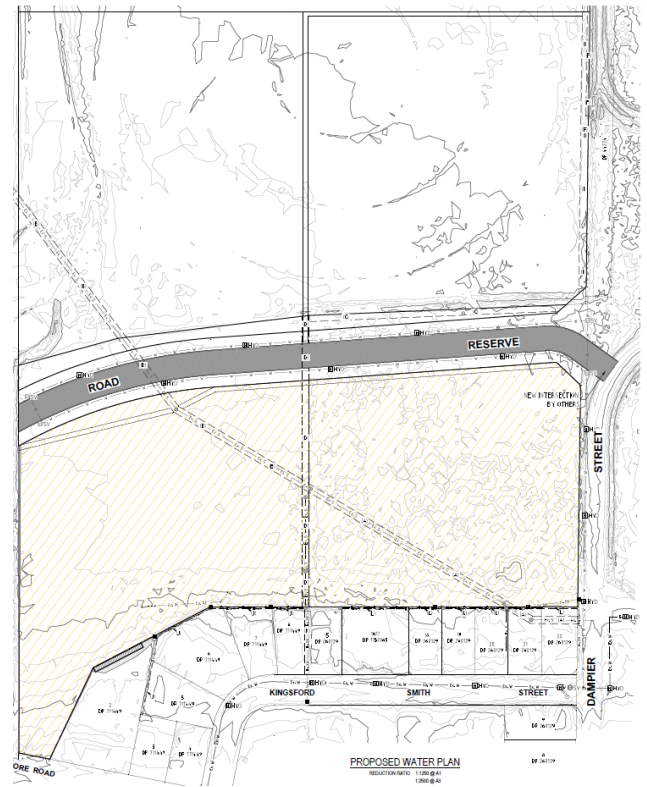


Figure 22 PP2 Water concept plan



Stormwater

The concept plan shows that future access roads can be used to channel water to drainage locations at lower portions of the site. Grading and levels will require resolution at later development phases.

Figure 23 PP1 Stormwater concept plan

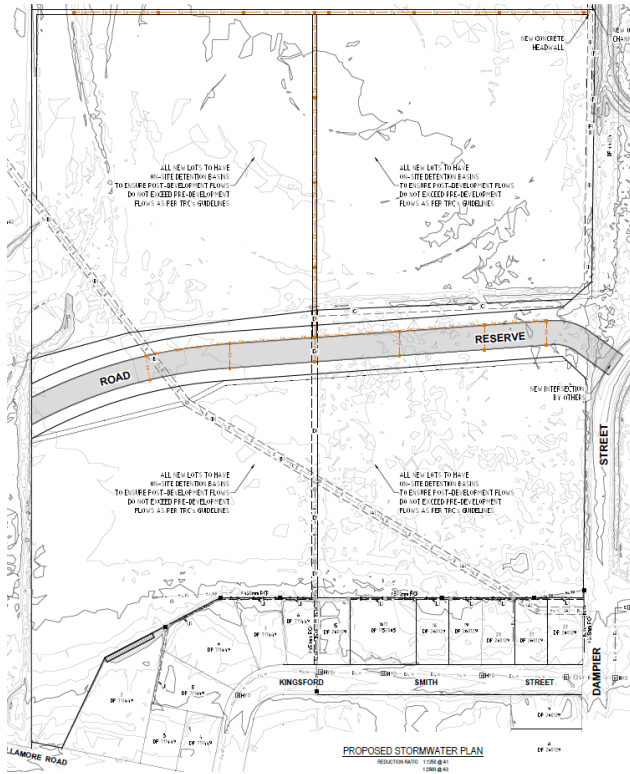
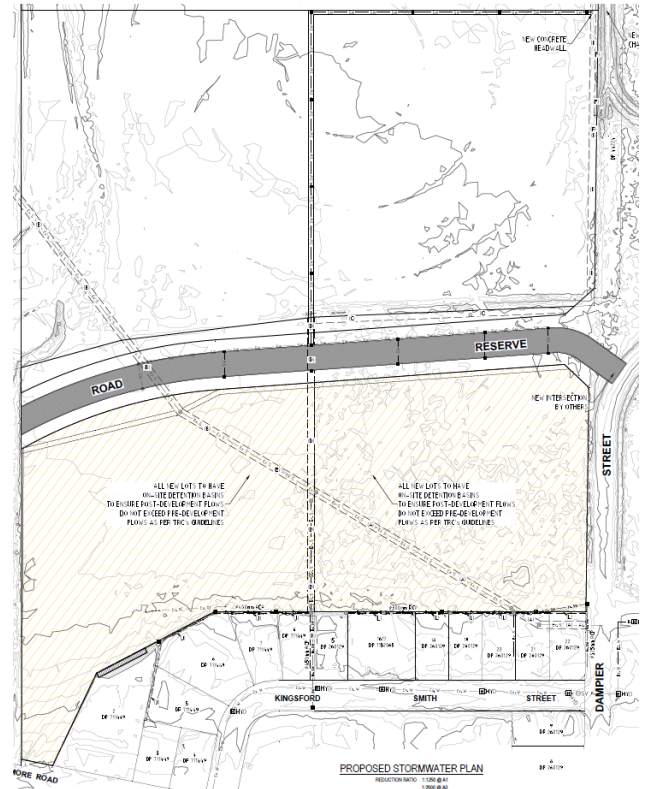


Figure 24 PP2 Stormwater concept plan



Traffic and access

Taminda is supported by major road and logistic access. The proposed development could act as a catalyst for investment that would capitalise on available major infrastructure investment such as the Intermodal Freight network as well as support the Tamworth catchment for increased opportunity and activity.

The future bypass road has been registered on title as an easement. Whilst its alignment and design have not yet been confirmed by Council, the proposed development is able to accommodate a future bypass road at any time with sufficient notice. This can be achieved by ensuring that a corridor is retained for the by-pass road and that there are clear points for access/egress at the roundabout as well as any internal crossover with the internal road network. The by-pass road will be part of the consideration of levels with the future levee design such that access requirements can be designed and delivered efficiently.

Further, the earthworks and flood mitigative works proposed for the site also provide an improved baseline in which the bypass road would share the benefit of (a raised design level, levee provision). The single ownership of the land and the ability to collaborate with a single owner in the design of the bypass road is therefore proposed.

Barnson Traffic Impact Assessment report indicates traffic conditions are not [currently] operating at an optimal level across key roads during peak hours. In order to alleviate these pressures and to address future impacts from the proposed development, Barnson suggest the provision of:

- » a roundabout upgrade at Jewry Street and the subject site entrance; and
- » road widening on Jewry Street approaches.

5 Conclusion

The purpose of this Rezoning Review report was to demonstrate that there is sufficient justification and evidence to support a Rezoning Review request relating to the Planning Proposal for lands at 21, 72 Wallamore Road and 55 Dampier Street, Taminda.

A background of the project events has been provided and shows the collaborative approach that has been taken with Council to date.

Justification in support of the strategic and site-specific merit test has demonstrated the site's suitability to achieve strategic planning outcomes through land use change.

Two Planning Proposals were submitted to Council and both Planning Proposals remain with Council as no withdrawals were made. This Rezoning Review demonstrates strategic merit for PP1 and PP2. Whilst Chan Abbey's preference is to obtain support for PP1, both Planning Proposals are closely related to each other with the primary difference between the Planning Proposals being site area and how the delivery of employment lands can be efficiently delivered with a single rezoning rather than two. The Planning Proposals' similarities means there were opportunistic efficiencies in undertaking a strategic merit test for PP1 as part of this Rezoning Review process. In the event PP1 is not supported, PP2 can then be considered as the focus of the review and be assessed using a similar scope and assessment criteria.

The consideration of this information may guide the Department and the Regional Planning Panel as to whether this single Rezoning Review achieves the desired planning outcomes from a single Planning Proposal rather than up to two Planning Proposals. It should also be noted that the development application for the solar farm is being considered by the Planning Panel on 24 July 2019.

Appendices

A Planning Proposal 1

B Planning Proposal 2

C Council correspondence

D Proof of lodgement