

**Consideration of Section 9.1 Ministerial Directions
Planning Proposal to Remove Caravan Parks from the
RE2 Private Recreation Zone**

1. Employment and Resources

Direction	Applicable	Consistent	Reason for inconsistency or comment
1.1 Business and Industrial Zones	Yes	Consistent	The planning proposal is in accordance with the requirement of the Section 9.1 Ministerial Direction. The Tamworth Regional Development Strategy 2008 encourages economic development and employment growth within the Region.
1.2 Rural Zones	Yes	Not Applicable	The proposal does not relate to rural zones, and is therefore not applicable in this instance.
1.3 Mining, Petroleum Production and Extractive Industries	Yes	Not Applicable	The proposal does not relate to this land use, and is therefore not applicable in this instance.
1.4 Oyster Aquaculture	No	Not Applicable	Does not affect the Tamworth Regional Local Government Area.
1.5 Rural Lands	Yes	Not Applicable	The proposal does not relate to rural lands, and is therefore not applicable in this instance.

2. Environment and Heritage

Direction	Applicable	Consistent	Reason for inconsistency or comment
2.1 Environment Protection Zones	Yes	Not Applicable	The proposal does not relate to environmental protection zones, and is therefore not applicable in this instance.
2.2 Coastal Management	No	Not Applicable	Does not affect the Tamworth Regional Local Government Area.
2.3 Heritage Conservation	Yes	Not Applicable	The proposal does not relate to heritage conservation, and is therefore not applicable in this instance.
2.4 Recreation Vehicle Areas	Yes	Not Applicable	The proposal does not relate to recreation vehicle areas, and is therefore not applicable in this instance.
2.5 Application of E2 and E3 zones and Environmental overlays in far North Coast LEP's	No	Not Applicable	Does not affect the Tamworth Regional Local Government Area.

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3. Housing, Infrastructure and Urban Development

Direction	Applicable	Consistent	Reason for inconsistency or comment
3.1 Residential Zones	No	Not Applicable	The aim of the planning proposal is to remove caravan parks from the <i>RE2 Private Recreation</i> zone. Home occupations are not permitted within the <i>RE1 Public Recreation</i> , <i>RE2 Private Recreation</i> and <i>SP3 Tourist</i> zones. The proposal is therefore not applicable in this instance.
3.2 Caravan Parks and Manufactured Home Estates	Yes	Justifiably Inconsistent	<p>The development of caravan parks including manufactured homes estates is permissible development within a number of <i>TRLEP 2010</i> zones including public recreation, rural, residential, business and tourist zones covering a large area of suitable land.</p> <p>The planning proposal aims to rezone Lots 1 & 2 DP 1055796 to <i>RE1 Public Recreation</i> to ensure the continuation of the existing caravan park on the land.</p> <p>The planning proposal would identify caravan parks as a prohibited use within the <i>RE2 Private Recreation</i> zone.</p> <p>The proposed rezoning of Lot 2 DP 864981 from <i>SP3 Tourist</i> to <i>RE2 Private Recreation</i> does not affect an existing caravan park.</p> <p>There are no other approved caravan parks located within the <i>RE2 Private Recreation</i> zone under the <i>TRLEP 2010</i>.</p> <p>Consequently, while the planning proposal aims to remove caravan parks from the <i>RE2 Private Recreation</i> zone it is considered to be justifiably inconsistent with this Section 9.1 Ministerial Direction on the basis that it is considered to be of a minor nature and is in accordance with the <i>New England North West Regional Plan 2036</i>. (Refer Direction 5.10 below)</p>
3.3 Home Occupations	Yes	Consistent	The aim of the planning proposal is to remove caravan parks from the <i>RE2 Private Recreation</i> zone. Home occupations are not permitted within the <i>RE1 Public Recreation</i> , <i>RE2 Private Recreation</i> and <i>SP3 Tourist</i> zones. The proposal is therefore consistent with the direction.
3.4 Integrating Land Use and Transport	Yes	Not Applicable	The proposal does not relate to Integrating Land Use and Transport, and is therefore not applicable in this instance.
3.5 Development Near Regulated Airports and Defence Airfields	Yes	Consistent	A parcel of land zoned <i>RE2 Private Recreation</i> is located within the vicinity of the Tamworth Regional Airport. The removal of caravan parks from the land use table will ensure incompatible land uses will not

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			occur and impact upon the operation of the regional airport.
3.6 Shooting Ranges	Yes	Not Applicable	The proposal does not relate to land near shooting ranges, and is therefore not applicable in this instance.
3.7 Reduction in non-hosted short term rental accommodation	No	Not Applicable	The planning proposal does not relate to land in Byron Shire Council.

4. Hazard and Risk

Direction	Applicable	Consistent	Reason for inconsistency or comment
4.1 Acid Sulfate Soils	No	Not Applicable	Does not affect the Tamworth Regional Local Government Area.
4.2 Mine Subsidence and Unstable Land	No	Not Applicable	Does not affect the Tamworth Regional Local Government Area.
4.3 Flood Prone Land	Yes	Consistent	<p>The planning proposal aims to rezone the lands known as Lots 1 & 2 DP 1055796 from <i>RE2 Private Recreation</i> to <i>RE1 Public Recreation</i>. Lot 1 DP 1055796 is identified as Flood Prone Land under the <i>TRLEP 2010</i>. The change of zone does not increase development potential on the land.</p> <p>The planning proposal also aims to prohibit caravan parks from the <i>RE2 Private Recreation</i> zone.</p> <p>The following lots are identified as Flood Prone Land under the <i>TRLEP 2010</i>:</p> <p align="center">Lot A DP 348010, Lot 9 Sec 17 DP 758644, Lot 10 Sec 17 DP 758644, Lot 8 Sec 17 DP 758644, Lot 7008 DP 94271, Lot 1 DP 164103, Lot 2 DP 202975, Lot 2 DP 164103, Lot 3 DP 164103, Lot 1 DP 156211, Lot 1 DP 135378, Lot 1 DP 222992, Lot 1 DP 795397, Lot 2 DP 163120, Lot 2 DP 205304, Lot 1 DP 163120, Lot 3 DP 163120, Lot 4 DP 163120, Lot 1 DP 205304, Lot 1 DP 155835, Lot 2 DP 151672, Lot 9 DP 1009737, Lot 1 DP 798959, Lot 1 DP 380047, (Portion of) Lot 1 DP 1101985.</p> <p>The change to the land use table for the <i>RE2 Private Recreation</i> zone does not increase development potential on these lands.</p> <p>The proposal is consistent with this Section 9.1 Ministerial Direction.</p>
4.4 Planning for Bushfire Protection	Yes	Not Applicable	The proposal does not relate to bushfire prone lands, and is therefore not applicable in this instance.

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5. Regional Planning

Direction	Applicable	Consistent	Reason for inconsistency or comment
5.1 Implementation of Regional Strategies	No	Not Applicable	Does not affect the Tamworth Regional Local Government Area.
5.2 Sydney Drinking Water Catchments	No	Not Applicable	Does not affect the Tamworth Regional Local Government Area.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	Not Applicable	Does not affect the Tamworth Regional Local Government Area.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	Not Applicable	Does not affect the Tamworth Regional Local Government Area.
5.9 North West Rail Link Corridor Strategy	No	Not Applicable	Does not affect the Tamworth Regional Local Government Area.

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5.10 Implementation of Regional Plans	Yes	Consistent	The proposal is in accordance with the <i>New England North West Regional Plan 2036</i> . This regional plan identifies several key precincts in Tamworth including the Tamworth Regional Airport and the Regional Sports and Entertainment Precinct which will be supported by the removal of caravan parks from the <i>RE2 Private Recreation</i> zone.
5.11 Development of Aboriginal Land Council Land	No	Not Applicable	Does not affect the Tamworth Regional Local Government Area.

6. Local Plan Making

Direction	Applicable	Consistent	Reason for inconsistency or comment
6.1 Approval and Referral Requirements	Yes	Consistent	The planning proposal is in accordance with the requirements of the Section 9.1 Ministerial Direction.
6.2 Reserving Land for Public Purposes	Yes	Consistent	The planning proposal is in accordance with the requirements of the Section 9.1 Ministerial Direction. The rezoning of Lots 1 & 2 DP 1055796 in Manilla from <i>RE2 Private Recreation</i> to <i>RE1 Public Recreation</i> will not change the existing use of the lands as they are currently utilised for public purposes and will not be altered or compromised by the change in zoning.
6.3 Site Specific Provisions	Yes	Consistent	The planning proposal does not introduce any Site Specific provisions and is in accordance with the requirements of the Section 9.1 Ministerial Direction.

7. Metropolitan Planning

Direction	Applicable	Consistent	Reason for inconsistency or comment
7.1 – 7.10 Metropolitan Planning Directions	No	Not Applicable	Directions do not affect the Tamworth Local Government Area.